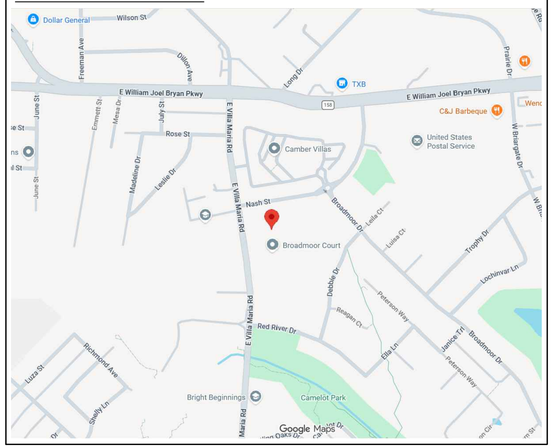
VICINITY MAP



DRIVING INSTRUCTIONS:

FROM VERIZON OFFICE 14123 CICERO ROAD, HOUSTON, TX 77905:
FOLLOW US-290 W AND HWY 6 N/TX-6 N TO N EARL RUDDER FWY/TEXAS 6 FRONTAGE RD N IN BRYAN. TAKE THE EXIT TOWARD FM 158/WM J BRYAN PKWY/BOONVILLE RD FROM HWY N/TX-6 N, CONTINUE ON N EARL RUDDER FWY/TEXAS 6 FRONTAGE RD N TO YOUR DESTINATION, MERGE ONTO N EARL RUDDER FWY/TEXAS 6 FRONTAGE RD RD N, USE THE LEFT 2 LANES TO TURN LEFT ONTO E WILLIAM JOEL BRYAN PKWY, TURN LEFT ONTO E VILLA MARIA RD, TURN LEFT, DESTINATION IS ON THE LEFT.

SCOPE OF WORK

- SKYWAY TOWER SCOPE:
  - INSTALL FENCED COMPOUND, ACCESS DRIVE, & UTILITY H-FRAME
  - INSTALL MONOPOLE TOWER & FOUNDATIONS
  - INSTALL POWER & FIBER CONDUIT, CONDUCTORS & LINES
- VERIZON SCOPE:
  - INSTALL VERIZON EQUIPMENT ON (2) CONCRETE PADS AND (1) H-FRAME
  - INSTALL (3) SITE PRO VFA10-HD MOUNTS
  - INSTALL (3) SAMSUNG MF3208D ANTENNAS
  - INSTALL (3) SAMSUNG MT6433-77A ANTENNAS / RRHs
  - INSTALL (3) ANDREW NN-65C-HG-R1B-V2 ANTENNAS
  - INSTALL (3) SAMSUNG B5/B13 RRH ORAN (RF4461D-13A) RRHs (ANT. LEVEL)
  - INSTALL (1) RAYCAP 12-OVP (EQUIPMENT LEVEL)
  - INSTALL (1) RAYCAP 12-OVP (ANT. LEVEL)
  - INSTALL (1) 6X12 HYBRID DC/FIBER CABLE & (2) 3X6 HYBRID DC/FIBER CABLES

POWER & TELCO COORDINATION:

- POWER COMPANY: BRYAN TEXAS UTILITIES
- MAIN CONTACT NUMBER: 979-821-5700
- POWER CO. ENGINEER:
- ENGINEER CONTACT INFO:
- ESID NO:
- METER ADDRESS:

FIBER PROVIDER NOTE - ONE FIBER:

TRANSPORT NOT FINALIZED - TO BE DETERMINED

PREPARED FOR:

SKYWAY TOWERS

SKYWAY SITE ID:
TX-09852

SKYWAY SITE NAME:
CAMBERVILLAS

TOWER TYPE:

PROPOSED 125 FT MONOPOLE TOWER

(TOWER HEIGHT - 126' AGL; OVERALL APPURTENANCE HEIGHT - 129' AGL)

verizon

CITY OF BRYAN, TX

SEC. 62-665 OF THE BRYAN CODE OF ORDINANCES DESCRIBES ASSOCIATED REQUIREMENTS REGARDING THE REMOVAL, MAINTENANCE, AND SAFETY OF PROPOSED CELL TOWERS. THESE REQUIREMENTS ARE PROVIDED BELOW.
(A) THE APPLICANT SHALL MAINTAIN THE WIRELESS TELECOMMUNICATIONS FACILITY IN GOOD CONDITION. SUCH MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, PAINTING, STRUCTURAL INTEGRITY OF THE FOUNDATION AND TOWER OR BASE STATION STRUCTURE AND SECURITY BARRIER (IF APPLICABLE), AND MAINTENANCE OF THE BUFFER AREAS AND LANDSCAPING IF PRESENT. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR THE COST OF MAINTAINING THE WIRELESS TELECOMMUNICATIONS FACILITY AND ACCESS ROAD IF PRESENT, UNLESS ACCEPTED AS A PUBLIC WAY, AND THE COST OF REPAIRING ANY DAMAGE OCCURRING AS A RESULT OF OPERATION AND CONSTRUCTION.
(B) ANY WIRELESS TELECOMMUNICATIONS FACILITY THAT IS FOUND TO BE UNSAFE BY THE BUILDING OFFICIAL SHALL BE REPAIRED BY THE OWNER TO MEET FEDERAL, STATE, AND LOCAL SAFETY STANDARDS OR DISASSEMBLED AND COMPLETELY REMOVED, INCLUDING THE CONCRETE PAD, WITHIN 60 DAYS.
(C) ANY WIRELESS TELECOMMUNICATIONS FACILITY THAT IS NOT OPERATED FOR A CONTINUOUS PERIOD OF 12 MONTHS SHALL BE CONSIDERED ABANDONED AND THE OWNER OF THE SYSTEM SHALL COMPLETELY REMOVE THE WIRELESS TELECOMMUNICATIONS FACILITY WITHIN 60 DAYS OF RECEIPT OF NOTICE FROM THE CITY INSTRUCTING THE OWNER TO REMOVE THE FACILITY. IF THERE ARE TWO OR MORE USERS OF A SINGLE WIRELESS TELECOMMUNICATIONS FACILITY THEN THIS PROVISION SHALL NOT BECOME EFFECTIVE UNTIL ALL USERS CEASE OPERATIONS ON THE FACILITY.
(D) THE APPLICANT SHALL NOTIFY THE DIRECTOR OF DEVELOPMENT SERVICES WITHIN 30 DAYS OF THE DATE THE WIRELESS TELECOMMUNICATIONS FACILITY IS NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES. THE TOWER OR BASE STATION SHALL BE DISASSEMBLED AND COMPLETELY REMOVED, INCLUDING THE CONCRETE PAD AND ALL EQUIPMENT, FROM THE SITE WITHIN 180 DAYS OF THE DATE THE FACILITY IS NO LONGER USED FOR TELECOMMUNICATIONS PURPOSES.

VERIZON SITE NAME:
CAMBERVILLAS

VERIZON FUZE PROJECT ID:
17422777

VERIZON MDG LOCATION ID:
5000969360

PREPARED BY:

P. MARSHALL & ASSOCIATES

6801 PORTWEST DRIVE #100
HOUSTON, TX 77024
713-677-0964

BUILDING CODES

CONTRACTOR'S WORK SHALL COMPLY WITH NATIONAL, STATE & LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE LOCATION. CONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:

- 2021 INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS
- 2021 INTERNATIONAL FIRE CODE W/ LOCAL AMENDMENTS
- 2021INTERNATIONAL MECHANICAL CODE W/ LOCAL AMENDMENTS
- 2021 INTERNATIONAL PLUMBING CODE W/ LOCAL AMENDMENTS
- 2026 NATIONAL ELECTRICAL CODE W/ LOCAL AMENDMENTS

FCC COMPLIANCE:

THE INTENT IS FOR THIS TOWER AND ALL ASSOCIATED EQUIPMENT INSTALLED THEREIN, INCLUDING ALL ELECTRONIC DEVICE, BROADCASTING, OR SERVICE PROVIDER EQUIPMENT SHALL COMPLY WITH FEDERAL COMMUNICATIONS COMMISSION RULES

NOTES:

- FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED.
- THE PROPOSED EQUIPMENT WILL NOT BE USED FOR EMERGENCY RESPONSE EQUIPMENT.

PROJECT INFORMATION

SITE ADDRESS:	2605 E. VILLA MARIA RD BRYAN, TX 77802
SITE NAME:	CAMBERVILLAS
LATITUDE:	N 30° 40' 06.97" (30.668603°) - (NAD 83)
LONGITUDE:	W 96° 20' 51.4" (-96.347611°) - (NAD 83)
ELEVATION:	318.8' AMSL
JURISDICTION:	CITY OF BRYAN
CLASSIFICATION:	N/A
COUNTY:	BRAZOS
LAND OWNER:	BRAZOS TRACE LLC 1722 BROADMOOR STE 212 BRYAN, TX 77802 PAUL LEVENTIS 979-255-2407 / PAULL@BRAZOSTRACE.COM
DEVELOPER:	SKYWAY TOWERS 3637 MADACA LANE TAMPA FL 33618 JUSTIN JONES 813-960-6217 / JJONES@SKYWAYTOWERS.COM
DEVELOPER:	VERIZON WIRELESS 1400 CENTERVIEW DR LITTLE ROCK, AR 72212 CM: CAMERON LANGLEY ANTHONY.LANGLEY@VERIZONWIRELESS.COM 501-366-0337 RF ENGINEER: MIN ZHAO MIN.ZHAO@VERIZONWIRELESS.COM
ENGINEER:	P. MARSHALL & ASSOCIATES 6801 PORTWEST DR. SUITE 100 HOUSTON, TX 77024 713-677-0964

DRAWING INDEX

T-1	TITLE SHEET & PROJECT INFORMATION
-	SURVEY
C-1	GENERAL NOTES
C-1A	NEAREST CELL TOWER DISTANCE
C-2	OVERALL SITE PLAN
C-2A	OVERALL SITE PLAN W/ AERIAL IMAGE
C-3	DETAILED SITE PLAN
C-4	TOWER ELEVATION
C-5	GRADING, SEDIMENT & EROSION CONTROL PLAN
C-6	GRADING, SEDIMENT & EROSION CONTROL DETAILS
C-7	GRADING, SEDIMENT & EROSION CONTROL NOTES
C-8	FENCE DETAIL
C-9	SIGNAGE DETAIL
C-10	LANDSCAPING PLAN
C-11	VERIZON EQUIPMENT LAYOUT & CONDUIT STUB UP PLAN
C-12	VERIZON EQUIPMENT ELEVATION DETAILS

ATTACHMENT SHADOW IMPACT ANALYSIS

CALL TEXAS ONE CALL
(800) DIG-TESS
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

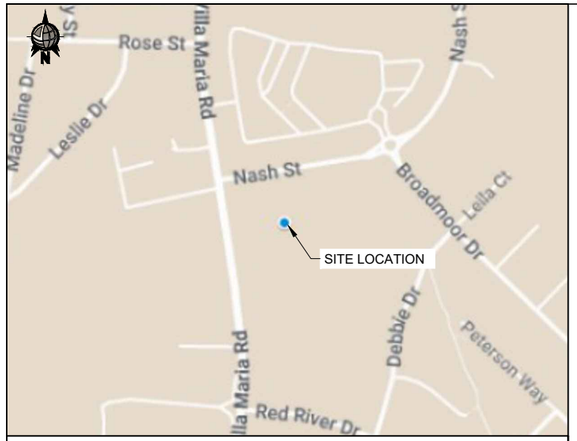
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

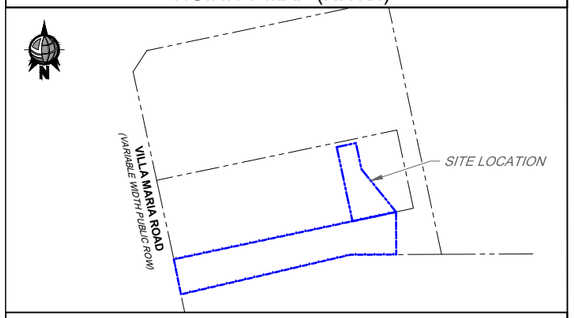
JOB #:
26SKTVW01N-001

TITLE SHEET & PROJECT INFORMATION

T-1



VICINITY MAP (N.T.S.)



PROPERTY MAP (N.T.S.)

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	50.00'	S77° 58' 30"W
L2	85.00'	N12° 01' 30"W
L3	22.00'	N77° 58' 30"E
L4	30.00'	S12° 01' 30"E
L5	61.72'	S39° 00' 19"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L6	47.78'	S00° 15' 23"E
L7	51.41'	S89° 44' 37"W
L8	195.27'	S76° 51' 07"W
L9	40.10'	N11° 34' 20"W
L10	255.00'	N77° 58' 30"E

ABBREVIATIONS

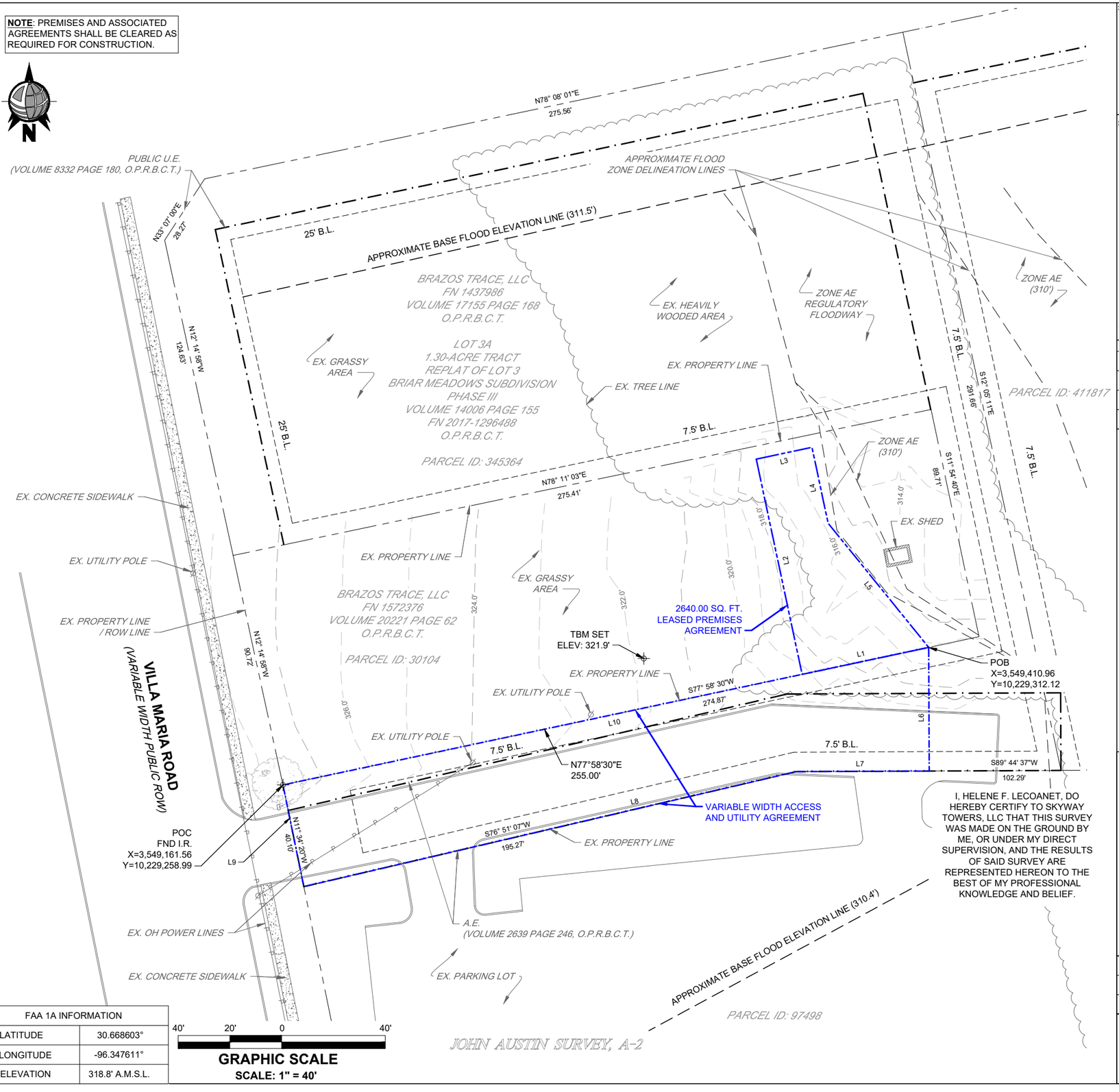
A.M.S.L.	AVERAGE MEAN SEA LEVEL
A.E.	ACCESS EASEMENT
B.L.	BUILDING LINE
B.W.	BARBED WIRE
C.L.	CHAIN LINK
D.E.	DRAINAGE EASEMENT
EX.	EXISTING
FN	FILE NUMBER
FND	FOUND
I.P.	IRON PIPE
I.R.	IRON ROD
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
OH	OVERHEAD
ROW	RIGHT-OF-WAY
STM.S.E.	STORM SEWER EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
TBM	TEMPORARY BENCHMARK
TYP	TYPICAL
U.E.	UTILITY EASEMENT
W.L.E.	WATER LINE EASEMENT

LEGEND

- LEASED PREMISES AGREEMENT
- ACCESS/UTILITY AGREEMENT
- EX. C.L. FENCE
- EX. B.W. FENCE
- EX. WOOD FENCE
- EX. HIGH BANK
- EX. WIRE FENCE
- EX. EASEMENT
- EX. PROPERTY LINE
- EX. OH POWER LINES
- EX. UTILITY POLE
- EX. TELCO PEDESTAL
- EX. MANHOLE

FAA 1A INFORMATION	
LATITUDE	30.668603°
LONGITUDE	-96.347611°
ELEVATION	318.8' A.M.S.L.

NOTE: PREMISES AND ASSOCIATED AGREEMENTS SHALL BE CLEARED AS REQUIRED FOR CONSTRUCTION.



SURVEY PREPARED FOR:

SKYWAY TOWERS
813.960.6214
3637 MADACA LANE
TAMPA, FL 33618

SURVEY PREPARED BY:

3DD&E
3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY
1	11-5-26	PERMIT REV	PDM

SITE EXHIBIT AND DESCRIPTION

SKYWAY TOWERS - TEXAS AREA

CAMBERVILLAS_TX-09852

VILLA MARIA ROAD
BRYAN, TX 77802

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO SKYWAY TOWERS, LLC THAT THIS SURVEY WAS MADE ON THE GROUND BY ME, OR UNDER MY DIRECT SUPERVISION, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

STATE OF TEXAS REGISTERED HELENE F. LECOANET 6567 PROFESSIONAL LAND SURVEYOR

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY:	MAV
CHECKED BY:	HL
DATE:	11/5/2026

SHEET 1 OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

PARENT TRACT LEGAL DESCRIPTION (PARCEL ID: 30104):

FROM THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82508, REFERENCE NO.: TX-09852-01 CAMBERVILLAS, SITE NAME: TX-09852 CAMBERVILLAS, DATE OF REPORT: APRIL 14, 2026:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN E RIGHT OF WAY LINE OF VILLA MARIA ROAD, FROM WHENCE THE CENTER OF THE INTERSECTION OF SAID VILLA MARIA ROAD AND NALL LANE BEARS N 31-59 W, 742.00 FEET AND NO. 20-10 W, 433 FEET;

THENCE N 58-01 E 275 FEET TO AN IRON PIN SET FOR THE NE CORNER OF THIS SURVEY;

THENCE S 31-59 E 90 FEET AND CORNER AN IRON PIN FOR CORNER;

THENCE S 58-01 W 275 FEET AND CORNER AN IRON PIPE SET IN E RIGHT OF WAY LINE OF VILLA MARIA ROAD;

THENCE N 31-59 W ALONG SAID ROAD RIGHT OF WAY LINE 90 FEET TO THE PLACE OF BEGINNING.

TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN: BRAZOS TRACE LLC.

SOURCE OF TITLE : WARRANTY DEED WITH VENDOR'S LIEN MADE BY KATHLEEN TAUBER STUBBLEFIELD, A SINGLE PERSON; SHIRLEY ANNE BURKHALTER BYRNE, A SINGLE PERSON; KIMBERLY WARD, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF PEGGY JANE WATSON, DECEASED, AND SPOUSE
MARK DANIEL WARD; RICKY NELSON WATSON AND SPOUSE, BRANDIE MICHELLE WATSON; AND DONNY ALVIN WATSON, A SINGLE PERSON, DATED NOVEMBER 18, 2025, RECORDED NOVEMBER 19, 2025, IN BOOK 20221, PAGE 62.

PARENT TRACT LEGAL DESCRIPTION (PARCEL ID: 345364):

FROM THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82219, REFERENCE NO.: TX-09852-01 CAMBERVILLAS (BRAZOS TRACE) -BTD, SITE NAME: TX-09852-01 CAMBERVILLAS, DATE OF REPORT: JANUARY 28, 2026:

ALL OF LOT 3A, BRIAR MEADOWS CREEK SUBDIVISION, PHASE III, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE REPLAT RECORDED IN VOLUME 14006, PAGE 155, OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN: BRAZOS TRACE LLC, A TEXAS LIMITED LIABILITY COMPANY

SOURCE OF TITLE : SPECIAL WARRANTY DEED MADE BY JOHN DAVID BLEYL AND JANICE LYNN BLEYL, HUSBAND AND WIFE, DATED JUNE 29, 2021, RECORDED JULY 06, 2021, IN BOOK 17155, PAGE 168.

2,640.00 SQ. FT. LEASED PREMISES AGREEMENT DESCRIPTION:

BEING A 2,640.00 SQ. FT. LEASED PREMISES AGREEMENT CONTAINING 0.0606 ACRES OF LAND LOCATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A TRACT OF LAND CONVEYED TO BRAZOS TRACE, LLC AS RECORDED IN VOLUME 20221 PAGE 62, FILE NUMBER 1572376 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.0606-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND IRON ROD BEING THE SOUTH CORNER OF SAID TRACT OF LAND CONVEYED TO BRAZOS TRACE, LLC, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF VILLA MARIA ROAD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=3,549,161.56 (E), Y=10,229,258.99 (N);

THENCE NORTH 77 DEGREES 58 MINUTES 30 SECONDS EAST, 255.00 FEET ALONG THE SOUTHERLY PROPERTY LINE OF SAID TRACT OF LAND CONVEYED TO BRAZOS TRACE, LLC TO THE POINT OF BEGINNING AND EAST CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=3,549,410.96 (E), Y=10,229,312.12 (N);

THENCE SOUTH 77 DEGREES 58 MINUTES 30 SECONDS WEST, 50.00 FEET ALONG SAID SOUTHERLY PROPERTY LINE OF THE TRACT OF LAND CONVEYED TO BRAZOS TRACE, LLC TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 12 DEGREES 01 MINUTES 30 SECONDS WEST, 85.00 FEET TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 58 MINUTES 30 SECONDS EAST, 22.00 FEET TO THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 12 DEGREES 01 MINUTES 30 SECONDS EAST, 30.00 FEET TO AN INTERIOR WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 39 DEGREES 00 MINUTES 19 SECONDS EAST, 61.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0606 ACRES (2,640.00 SQUARE FEET) OF LAND.

VARIABLE WIDTH ACCESS AND UTILITY AGREEMENT DESCRIPTION:

BEING A VARIABLE WIDTH ACCESS AND UTILITY AGREEMENT CONTAINING 0.2242 ACRES (9,765.66 SQUARE FEET) OF LAND LOCATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 2, BRAZOS COUNTY, TEXAS, AND BEING OUT OF AND PART OF A 1.30-ACRE TRACT CONVEYED TO BRAZOS TRACE, LLC AS RECORDED IN VOLUME 17155 PAGE 168, FILE NUMBER 1437986 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, SAID 0.2242-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL CONTROL REFERRED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983:

COMMENCING AT A FOUND IRON ROD BEING THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO BRAZOS TRACE, LLC AS RECORDED IN VOLUME 20221 PAGE 62, FILE NUMBER 1572376 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, COMMON WITH A WESTERLY CORNER OF SAID 1.30-ACRE TRACT, LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF VILLA MARIA ROAD, AND HAVING A STATE PLANE COORDINATE VALUE OF X=3,549,161.56 (E), Y=10,229,258.99 (N);

THENCE NORTH 77 DEGREES 58 MINUTES 30 SECONDS EAST, 255.00 FEET ALONG THE COMMON PROPERTY LINE OF SAID TRACTS OF LAND CONVEYED TO BRAZOS TRACE, LLC, TO THE POINT OF BEGINNING AND NORTH CORNER OF THE HEREIN DESCRIBED TRACT, HAVING A STATE PLANE COORDINATE VALUE OF X=3,549,410.96 (E), Y=10,229,312.12 (N);

THENCE SOUTH 00 DEGREES 15 MINUTES 23 SECONDS EAST, 47.78 FEET TO THE EAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN THE SOUTHERLY PROPERTY LINE OF SAID 1.30-ACRE TRACT;

THENCE SOUTH 89 DEGREES 44 MINUTES 37 SECONDS WEST, 51.41 FEET ALONG THE SOUTHERLY PROPERTY LINE OF SAID 1.30-ACRE TRACT TO AN INTERIOR SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 76 DEGREES 51 MINUTES 07 SECONDS WEST, 195.27 FEET ALONG THE SOUTHERLY PROPERTY LINE OF SAID 1.30-ACRE TRACT TO THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT, LYING IN SAID EASTERLY RIGHT-OF-WAY LINE OF VILLA MARIA ROAD COMMON WITH THE WESTERLY PROPERTY LINE OF SAID 1.30-ACRE TRACT;

THENCE NORTH 11 DEGREES 34 MINUTES 20 SECONDS WEST, 40.10 FEET ALONG SAID COMMON LINE TO THE WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 77 DEGREES 58 MINUTES 30 SECONDS EAST, 255.00 TO THE POINT OF BEGINNING, CONTAINING 0.2242 ACRES (9,765.66 SQUARE FEET) OF LAND.

GENERAL NOTES:

1. ALL BEARINGS ARE GRID BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 AND ARE ROUNDED TO THE NEAREST SECOND. ALL DISTANCES ARE REPRESENTED IN GRID VALUES, BASED ON SAID HORIZONTAL DATUM AND ARE MEASURED IN US SURVEY FEET TO THE NEAREST HUNDREDTH OF FOOT.
2. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID18) AND ARE DETERMINED TO THE NEAREST TENTH OF FOOT.
3. PROVIDED ELEVATIONS, LATITUDE AND LONGITUDE VALUES ARE FROM GPS OBSERVATIONS (TYPE OF EQUIPMENT: TRIMBLE R2-TDC600, DATE OF SURVEY: 01/27/2026).
4. BASIS OF BEARING: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
5. BASIS OF ELEVATION: GPS OBSERVATIONS CONDUCTED AT THE TIME OF THE SURVEY.
6. THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY AND NO BOUNDARY SURVEY OF THE PARENT TRACT WAS PERFORMED.
7. THIS SURVEY CONTAINS A DRAWING AND METES & BOUNDS DESCRIPTIONS FOR A 2,640.00 SQ. FT. LEASED PREMISES AGREEMENT AND A VARIABLE WIDTH ACCESS AND UTILITY AGREEMENT THAT WERE PREPARED FOR THE EXCLUSIVE USE OF SKYWAY TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFER OF THE LEASED PREMISES AGREEMENT AND VARIABLE WIDTH ACCESS AND UTILITY AGREEMENT SHOWN HEREON. THE LEASED PREMISES AGREEMENT AND ASSOCIATED ACCESS AND UTILITY AGREEMENT WILL NOT BE MONUMENTED.
8. A TEMPORARY BENCHMARK HAS BEEN SET UP FOR CONSTRUCTION PURPOSES.
9. THIS SURVEY WAS BASED ON INFORMATION PROVIDED IN THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82508, REFERENCE NO.: TX-09852-01 CAMBERVILLAS, SITE NAME: TX-09852 CAMBERVILLAS, DATE OF REPORT: APRIL 14, 2026 (PARCEL ID: 30104) AND FROM THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82219, REFERENCE NO.: TX-09852-01 CAMBERVILLAS (BRAZOS TRACE) -BTD, SITE NAME: TX-09852-01 CAMBERVILLAS, DATE OF REPORT: JANUARY 28, 2026 (PARCEL ID: 345364).
10. NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC SURVEY.
11. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH PROPER ZONING OFFICIALS.
12. UTILITIES AS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS CONDUCTED ON 01/27/2026. UNDERGROUND UTILITIES MAY EXIST AND WERE NOT PHYSICALLY LOCATED AS A PART OF THIS SURVEY. SURVEYOR DOES NOT GUARANTEE UTILITIES SHOWN ON THE SURVEY ARE IN EXACT POSITIONS. CONTRACTOR MUST ALWAYS CALL 811 BEFORE DIGGING.
13. AT THE TIME OF THE SURVEY, THE 2,640.00 SQ. FT. LEASED PREMISES AGREEMENT AND THE VARIABLE WIDTH ACCESS AND UTILITY AGREEMENT LIED WITHIN AN UNSHADED AREA OF MINIMAL FLOOD HAZARD ZONE X ACCORDING TO FEMA FIRM PANEL MAP NUMBER 48041C0215F, EFFECTIVE 4/2/2014 (CITY OF BRYAN, BRAZOS COUNTY, TEXAS).
14. LEASED PREMISES AGREEMENT AND ASSOCIATED AGREEMENT PLACEMENT IS PER LAND OWNER, A&E, OR CUSTOMER DIRECTION AND DO NOT REFLECT ENGINEERING OR REAL ESTATE ASSESSMENT BY 3D DESIGN AND ENGINEERING, INC.
15. PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, THE RESPONSIBLE PARTIES SHALL COORDINATE WITH 3D DESIGN & ENGINEERING, INC. TO PERFORM STAKING OF ALL LEASE BOUNDARIES AND AGREEMENT AREAS.

EASEMENTS AND RIGHTS OF WAY (PARCEL ID: 30104):

EASEMENTS AND RIGHTS OF WAY HEREON WERE LISTED IN THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82508, REFERENCE NO.: TX-09852-01 CAMBERVILLAS, SITE NAME: TX-09852 CAMBERVILLAS, DATE OF REPORT: APRIL 14, 2026, WITH THE FOLLOWING NUMBERING:

4.1 EASEMENT BY JNO. (JOHN) ZAK AND MARY ZAK, HUSBAND AND WIFE TO J. H. NASH, DATED MARCH 17, 1942, RECORDED MARCH 31, 1942, IN BOOK 109, PAGE 552. *(EASEMENT IS NOT LOCATED WITHIN THE PARENT TRACT)*

4.2 EASEMENT BY JOHN ZAK AND WIFE, MRS. MARY ZAK TO COUNTY OF BRAZOS, STATE OF TEXAS, DATED FEBRUARY 20, 1940, RECORDED MARCH 12, 1940, IN BOOK 102, PAGE 509. *(EASEMENT IS NOT LOCATED WITHIN THE PARENT TRACT)*

4.3 EASEMENT BY JOHN ZAK AND WIFE, MRS. MARY ZAK TO COUNTY OF BRAZOS, STATE OF TEXAS, DATED JUNE 01, 1939, RECORDED JULY 03, 1939, IN BOOK 100, PAGE 366. *(EASEMENT IS NOT LOCATED WITHIN THE PARENT TRACT)*

4.4 EASEMENT BY JOHN ZAK AND MARY ZAK TO THE CITY OF BRYAN, TEXAS, A MUNICIPAL CORPORATION, DATED JULY 20, 1937, RECORDED DECEMBER 09, 1938, IN BOOK 98, PAGE 27. *(EASEMENT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

4.5 EASEMENT BY JOHN ZAK AND MARY ZAK, HIS WIFE TO LONE STAR GAS COMPANY, DATED DECEMBER 05, 1927, RECORDED JANUARY 21, 1928, IN BOOK 71, PAGE 390. *(EASEMENT DOES NOT HAVE SUFFICIENT DATA TO DETERMINE ITS EXACT LOCATION)*

4.6 OIL AND GAS RESERVATIONS AS SET FORTH IN BOOK 393, PAGE 41; BOOK 20221, PAGE 62. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

OTHER RECORDED DOCUMENTS (PARCEL ID: 30104):

OTHER RECORDED INSTRUMENTS HEREON WERE LISTED IN THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82508, REFERENCE NO.: TX-09852-01 CAMBERVILLAS, SITE NAME: TX-09852 CAMBERVILLAS, DATE OF REPORT: APRIL 14, 2026 (PARCEL ID: 30104), WITH THE FOLLOWING NUMBERING:

5.1 OIL, GAS AND MINERAL LEASE BETWEEN BETTY TAUBER, WILLIAM F. TAUBER, JR., JANE TAUBER HANCOCK, KATHLEEN TAUBER STUBBLEFIELD AND CHAPARRAL MINERALS, INC., DATED JANUARY 20, 1982, RECORDED MARCH 12, 1982, IN BOOK 50, PAGE 529. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

5.2 OIL, GAS AND MINERAL LEASE BETWEEN JOHN ZAK, SOMETIMES KNOWN AS JNO. ZAK AND J. M. ZAK, BEING ONE AND THE SAME PERSON, AND WIFE, MARY ZAK; JOHN M. ZAK, JR. SOMETIMES KNOWN AS JONNIE ZAK, BEING ONE AND THE SAME PERSON; CECELIA PRIHODA, A WIDOW, AND MARY HANUS JOINED BY HER HUSBAND, TOM HANUS, JR. AND ADAM BIJIE, DATED JULY 24, 1956, RECORDED AUGUST 13, 1956, IN BOOK 14, PAGE 86. AS ASSIGNED BY ASSIGNMENT OF OIL AND GAS LEASE IN BOOK 176, PAGE 40. *(EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE)*

EASEMENTS AND RIGHTS OF WAY (PARCEL ID: 345364):

EASEMENTS AND RIGHTS OF WAY HEREON WERE LISTED IN THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82219, REFERENCE NO.: TX-09852-01 CAMBERVILLAS (BRAZOS TRACE) -BTD, SITE NAME: TX-09852-01 CAMBERVILLAS, DATE OF REPORT: JANUARY 28, 2026:

NONE FOUND WITHIN PERIOD SEARCHED.

OTHER RECORDED DOCUMENTS:

OTHER RECORDED INSTRUMENTS HEREON WERE LISTED INTHE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82219, REFERENCE NO.: TX-09852-01 CAMBERVILLAS (BRAZOS TRACE) -BTD, SITE NAME: TX-09852-01 CAMBERVILLAS, DATE OF REPORT: JANUARY 28, 2026:

NONE FOUND WITHIN PERIOD SEARCHED.

I, HELENE F. LECOANET, DO HEREBY CERTIFY TO SKYWAY TOWERS, LLC THAT THIS SURVEY WAS MADE ON THE GROUND BY ME, OR UNDER MY DIRECT SUPERVISION, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED HEREON TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

SURVEY PREPARED FOR:

SKYWAY TOWERS
813.960.6214
3637 MADACA LANE
TAMPA, FL 33618

SURVEY PREPARED BY:

3D DESIGN & ENGINEERING INC.
DEPARTMENT OF SURVEYING
21502 E WINTER VIOLET CT
CYPRESS, TX. 77433
PHONE: 832-510-9621
www.3ddne.com
INFO@3DDNE.COM
TEXAS REGISTRATION NO. 10194603

REV	DATE	DESCRIPTION	BY
1	11-5-26	PERMIT REV	PDM

SITE EXHIBIT AND DESCRIPTION

SKYWAY TOWERS - TEXAS AREA

CAMBERVILLAS_TX-09852

VILLA MARIA ROAD
BRYAN, TX 77802

STATE OF TEXAS REGISTERED HELENE F. LECOANET 6567 PROFESSIONAL LAND SURVEYOR

HELENE F. LECOANET, RPLS
TEXAS REGISTRATION NO. 6567

DRAWN BY:	MAV
CHECKED BY:	HL
DATE:	11/5/2026

SHEET 2 OF 2

SURVEY NOT VALID WITHOUT ALL SHEETS

GENERAL NOTES:

THE GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS, CONDITIONS AND ELEVATIONS BEFORE STARTING WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH ACCEPTED CONSTRUCTION PRACTICES.

IT IS THE INTENTION OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, TIES, FORM WORK, ETC. IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL ORDINANCES, TO SAFELY EXECUTE ALL WORK AND SHALL BE RESPONSIBLE FOR SAME. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

THE CONTRACTOR SHALL USE ADEQUATE NUMBER OF SKILLED WORKMEN WHO ARE THOROUGHLY TRAINED AND EXPERIENCED IN THE NECESSARY CRAFTS AND WHO ARE COMPLETELY FAMILIAR WITH THE SPECIFIED REQUIREMENTS AND METHOD NEEDED FOR PROPER PERFORMANCE OF THE WORK.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO INDEMNIFY AND HOLD DESIGN ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.

SITE GROUNDING SHALL COMPLY WITH VERIZON WIRELESS GROUNDING STANDARDS, LATEST EDITION, AND COMPLY WITH VERIZON WIRELESS GROUNDING CHECKLIST, LATEST VERSION. WHEN NATIONAL AND LOCAL GROUNDING CODES ARE MORE STRINGENT THEY SHALL GOVERN.

ALL WORK SHALL COMPLY WITH OSHA AND STATE SAFETY REQUIREMENTS. PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION. IF TEMPORARY LIGHTING AND MARKING IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION (FAA), IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE NECESSARY LIGHTS AND NOTIFY THE PROPER AUTHORITIES IN THE EVENT OF A PROBLEM.

ALL WORK SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES. THE MOST STRINGENT CODE WILL APPLY IN THE CASE OF DISCREPANCIES OR DIFFERENCES IN THE CODE REQUIREMENTS.

ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AMPLE NOTICE TO THE BUILDING INSPECTION DEPARTMENT TO SCHEDULE THE REQUIRED INSPECTIONS. A MINIMUM OF 24 HOURS OF NOTICE SHALL BE GIVEN AND THE BUILDING INSPECTION DEPARTMENTS HAVE REQUESTED THAT GROUPS OF TWO OR THREE SITES BE SCHEDULED AT ONE TIME IF POSSIBLE.

CONSTRUCTION MANAGER WILL CONFIRM FAA APPROVAL OF TOWER LOCATION BY ISSUING TOWER RELEASE FORM. NO TOWER SHALL BE CONSTRUCTED UNTIL THE TOWER RELEASE FORM IS ISSUED TO THE CONTRACTOR.

THE COMPLETE BID PACKAGE INCLUDES THESE CONSTRUCTION DRAWINGS ALONG WITH THE FINAL RF DESIGN AND TOWER STRUCTURAL ANALYSIS. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF TOTAL BID PACKAGE PRIOR TO BID SUBMITTAL.

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES WITHIN CONSTRUCTION LIMITS PRIOR TO CONSTRUCTION.

THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE ON THE SITE AT ALL TIMES. SILT AND EROSION CONTROL SHALL BE MAINTAINED ON THE DOWNSTREAM SIDE OF THE SITE AT ALL TIMES. ANY DAMAGE TO ADJACENT PROPERTIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CLEARING OF TREES AND VEGETATION ON THE SITE SHOULD BE HELD TO A MINIMUM. ONLY THE TREES NECESSARY FOR CONSTRUCTION OF THE FACILITIES SHALL BE REMOVED. ANY DAMAGE TO PROPERTY OUTSIDE THE LEASE PROPERTY SHALL BE REPAIRED BY THE CONTRACTOR.

ALL SUITABLE BORROW MATERIAL FOR BACK FILL OF THE SITE SHALL BE INCLUDED IN THE BID. EXCESS TOPSOIL AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF SITE AT LOCATIONS APPROVED BY GOVERNING AGENCIES PRIOR TO DISPOSAL.

SEEDING AND MULCHING OF THE SITE SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER COMPLETION OF THE SITE DEVELOPMENT. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING AN ADEQUATE COVER OF VEGETATION OVER THE SITE FOR A ONE YEAR PERIOD.

PERMITS: OBTAIN AND PAY FOR REQUIRED PERMITS, LICENSES, FEES, INSPECTIONS, ETC.

RECORD DRAWINGS: MAINTAIN A RECORD OF ALL CHANGES, SUBSTITUTIONS BETWEEN WORK AS SPECIFIED AND INSTALLED. RECORD CHANGES ON A CLEAN SET OF CONTRACT DRAWINGS WHICH SHALL BE TURNED OVER TO THE CONSTRUCTION MANAGER UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL VISIT THE SITE BEFORE BIDDING ON THE WORK CONTAINED IN THIS DESIGN PACKAGE.

EXCAVATION & GRADING NOTES:

1. ALL CUT AND FILL SLOPES SHALL BE 3: 1 MAXIMUM.
2. ALL EXCAVATIONS ON WHICH CONCRETE IS TO BE PLACED SHALL BE SUBSTANTIALLY HORIZONTAL ON UNDISTURBED AND UNFROZEN SOIL AND BE FREE FROM LOOSE MATERIAL AND EXCESS GROUND WATER. DEWATERING FOR EXCESS GROUND WATER SHALL BE PROVIDED IF REQUIRED.
3. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH, THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO ITS FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
4. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OF CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED TO STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPILING CONCRETE THICKNESS.
5. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
6. BACK FILL SHALL BE:
   - APPROVED MATERIALS CONSISTING OF EARTH, LOAM, SANDY CLAY, SAND, GRAVEL, OR SOFT SHALE;
   - FREE FROM CLODS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS;
   - IN LAYERS AND COMPACTED.
7. SITE FILL MATERIAL AND FOUNDATION BACK FILL SHALL BE PLACED IN LAYERS, MAXIMUM 6" DEEP BEFORE COMPACTION. EACH LAYER SHALL BE SPRINKLED IF REQUIRED AND COMPACTED BY HAND OPERATED OR MACHINE TAMPERS TO 95% OF MAXIMUM DENSITY, AT THE OPTIMUM MOISTURE CONTENT 2% AS DETERMINED BY ASTM DESIGNATION D-698, UNLESS OTHERWISE APPROVED. SUCH BACK FILL SHALL NOT BE PLACED BEFORE 3 DAYS AFTER PLACEMENT OF CONCRETE.
8. THE FOUNDATION AREA SHALL BE GRADED TO PROVIDE WATER RUNOFF AND PREVENT WATER FROM STANDING. THE FINAL GRADE SHALL SLOPE AWAY IN ALL DIRECTIONS FROM THE FOUNDATION AND SHALL THEN BE COVERED WITH 4" DEEP COMPACTED STONE OR GRAVEL.
9. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STAW BALE SEDIMENT BARRIERS AND CHECK DAMS.
10. FILL PREPARATION: REMOVE ALL VEGETATION, TOPSOIL, DEBRIS, WET AND UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACING FILLS. PLOW STRIP OR BREAK UP SLOPED SURFACES STEEPER THAT 1 VERTICAL TO 4 HORIZONTAL SO FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN SUBGRADE OR EXISTING GROUND SURFACE TO RECEIVE FILL HAS A DENSITY LESS THAN THAT REQUIRED FOR FILL, BREAK UP GROUND SURFACE TO DEPTH REQUIRED, PULVERIZE, MOISTURE-CONDITION OR AERATE SOIL AND RECOMPACT TO REQUIRED DENSITY.
11. REPLACE THE EXISTING WEARING SURFACE ON AREAS WHICH HAVE BEEN DAMAGED OR REMOVED DURING CONSTRUCTION OPERATIONS. SURFACE SHALL BE REPLACE TO MATCH EXISTING ADJACENT SURFACING AND SHALL BE OF THE SAME THICKNESS. NEW SURFACE SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATERIAL, OF OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL RESURFACING MATERIAL AS REQUIRED. BEFORE SURFACING IS REPLACED, SUBGRADE SHALL BE GRADED TO CONFORM TO REQUIRED SUBGRADE ELEVATIONS, AND LOOSE OR DISTURBED MATERIALS SHALL BE THOROUGHLY COMPACTED. DEPRESSIONS IN THE SUBGRADE SHALL BE FILLED AND COMPACTED WITH APPROVED SELECTED MATERIAL. SURFACING SHALL NOT BE USED FOR FILLING DEPRESSIONS IN THE SUBGRADE.
12. PROTECT EXISTING SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
13. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED / REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
15. ENSURE POSITIVE DRAINAGE DURING AND AFTER COMPLETION OF CONSTRUCTION.
16. RIPRAP SHALL BE CLEAN, HARD, SOUND, DURABLE, UNIFORM IN QUALITY, AND FREE OF ANY DETRIMENTAL QUANTITY OF SOFT, FRIABLE, THIN, ELONGATED OR LAMINATED PIECES, DISINTEGRATED MATERIAL, ORGANIC MATTER, OIL, ALKALI, OR OTHER DELETERIOUS SUBSTANCE.

LEGEND

X	FENCE
550	CONTOUR LINE
	PROPERTY LINE / ROW
	LEASE AREA
	EASEMENT
	DISCONNECT SWITCH
M	METER
	CIRCUIT BREAKER
X	CODED NOTE NUMBER
	CHEMICAL GROUND ROD
	GROUND ROD
	GROUND ROD WITH INSPECTION SLEEVE
	CADWELD TYPE CONNECTION
	COMPRESSION TYPE CONNECTION
G	GROUND WIRE

SKYWAY TOWERS SCOPE OF WORK:

1. INSTALL NEW COMPOUND AND ASSOCIATED ACCESS DRIVE.
2. INSTALL NEW MONOPOLE TOWER AND ASSOCIATED FOUNDATIONS.
3. INSTALL NEW UTILITY H-FRAME W/ METER TROUGH AND TELCO BOX.

VERIZON SCOPE OF WORK:

1. INSTALL NEW CONCRETE EQUIPMENT PADS WITH AWNING AND GROUND RINGS INSIDE NEW 12'-0" x 25'-0" VERIZON LEASE AREA.
2. INSTALL UNDERGROUND FIBER CONDUIT TO VERIZON EQUIPMENT SPACE AND NEW UTILITY H-FRAME..
3. INSTALL UNDERGROUND ELECTRIC UTILITIES CONDUIT FROM NEW UTILITY H-FRAME IN COMPOUND TO VERIZON EQUIPMENT SPACE.INSTALL OF EQUIPMENT CABINETS IN NEW 12'-0" X 25'-0" VERIZON LEASE AREA.
4. PROVIDE AND INSTALL NEW VERIZON METER ON UTILITY H-FRAME.
5. PULL POWER CONDUCTORS FROM NEW METER TO VERIZON EQUIPMENT SPACE.
6. PULL FIBER FROM RIGHT-OF-WAY TO VERIZON EQUIPMENT SPACE.
7. INSTALL VERIZON APPROVED MOUNTS ON NEW MONOPOLE TOWER.
8. INSTALL NEW ANTENNAS AND FEEDLINES ON NEW MONOPOLE TOWER.

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

GENERAL NOTES

C-1





SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

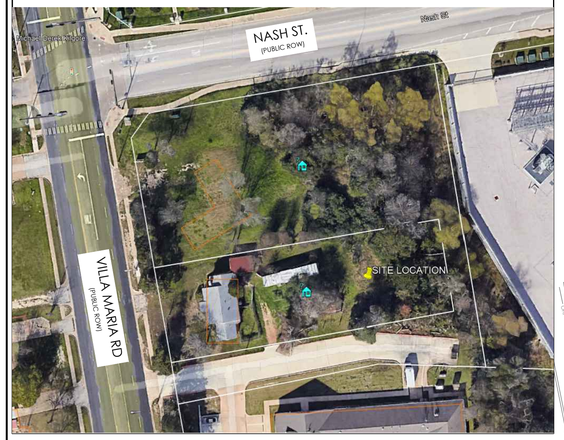
DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

NEAREST CELL TOWER PLAN

C-1A

LOCATION MAP



NASH ST.
(PUBLIC ROW)

VILLA MARIA ROAD
(VARIABLE WIDTH PUBLIC ROW)

OWNER: WASHINGTON COUNTY JUNIOR COLLEGE DISTRICT
LEGAL DESC.: BLINN COLLEGE SUBDIV, BLOCK 1, LOT 1A, ACRES 87.0
COMMERCIAL DISTRICT (C-3)
LAND USE: COLLEGE CAMPUS

BASE FLOOD ELEVATION (311.5')

ZONING
OWNER: BRAZOS TRACE LLC
LEGAL DESC.: BRIAR MEADOWS CREEK PH 3, LOT 3A
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED

(E) TREE LINE

LIMITS OF FLOODPLAIN

OWNER: CITY OF BRYAN
LEGAL DESC.: BRIAR MEADOWS CREEK PH 3, LOT 3B, PROPOSED BTU SUBSTATION SITE
COMMERCIAL DISTRICT (C-3)
LAND USE: ELECTRICAL GRID

(E) HEAVILY WOODED AREA

ZONE 'AE' (310')

PARCEL ID: 345364

(E) GRASSY AREA

ZONE 'AE' REGULATORY FLOODWAY

(P) SKYWAY TOWERS LEASE SPACE (2640 SF)

ZONE 'AE' (310')

N78° 11' 03"E
275.41'

(P) SKYWAY 125' MONOPOLE TOWER

59'-6"

S11° 54' 40"E
89.71'

PARENT PARCEL
BRAZOS TRACE LLC
FN 1572376
O.P.R.B.C.T.

PARCEL ID: 30104

215'-9"

(E) OVERHEAD POWER LINES

(P) SKYWAY TOWERS WOODED FENCED COMPOUND

(E) SHED

(E) LARGE SHRUBS TO BE REMOVED TO ACCOMMODATE (P) LEASE AREA (TYP. OF 3)

OWNER: BRAZOS TRACE LLC
LEGAL DESC.: JOHN AUSTIN, BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED

(P) VARIABLE WIDTH ACCESS AND UTILITY AGREEMENT

N12° 14' 58"W
90.72'

S77° 58' 30"W
274.87'

(P) CARRIER 15'X20' LEASE AREA (TYP. X 2)

136'-6" (BUILDING SETBACK)

(E) UTILITY POLE (TYP.)

UTILIZE EXISTING ACCESS DRIVE AS ROUTE TO R/W (TYP.)

(E) CONCRETE DRIVE

(E) BUILDING

POC
FND I.R.
X=3,549,161.56
Y=10,229,258.99

OWNER: 2601 E VILLA MARIA LLC
LEGAL DESC.:ASSISTED LIVING CONCEPTS, BLOCK 1, LOT 1
COMMERCIAL DISTRICT (C-3)
LAND USE: SENIOR APARTMENTS

BASE FLOOD ELEVATION (310.4')

PARCEL ID: 97498

(E) CONCRETE SIDEWALK

(E) PARKING LOT

N

OVERALL SITE PLAN

20' 10' 0 20'

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)

LEGAL DESCRIPTION
FROM THE REPORT OF TITLE ISSUED BY U.S. TITLE SOLUTIONS, FILE NO. UST82508, REFERENCE NO.: TX-09852-01 CAMBERVILLAS, SITE NAME: TX-09852 CAMBERVILLAS, DATE OF REPORT: APRIL 14, 2026:
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT NO. 2, BRYAN, BRAZOS COUNTY, TEXAS, DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN SET IN E RIGHT OF WAY LINE OF VILLA MARIA ROAD, FROM WHENCE THE CENTER OF THE INTERSECTION OF SAID VILLA MARIA ROAD AND NALL LANE BEARS N 31-59 W, 742.00 FEET AND NO. 20-10 W, 433 FEET;
THENCE N 58-01 E 275 FEET TO AN IRON PIN SET FOR THE NE CORNER OF THIS SURVEY;
THENCE S 31-59 E 90 FEET AND CORNER AN IRON PIN FOR CORNER;
THENCE S 58-01 W 275 FEET AND CORNER AN IRON PIPE SET IN E RIGHT OF WAY LINE OF VILLA MARIA ROAD;
THENCE N 31-59 W ALONG SAID ROAD RIGHT OF WAY LINE 90 FEET TO THE PLACE OF BEGINNING.
TITLE TO SAID ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO IN THIS REPORT IS AT THE EFFECTIVE DATE HEREOF VESTED IN: BRAZOS TRACE LLC.
SOURCE OF TITLE : WARRANTY DEED WITH VENDOR'S LIEN MADE BY KATHLEEN TAUBER STUBBLEFIELD, A SINGLE PERSON; SHIRLEY ANNE BURKHALTER BYRNE, A SINGLE PERSON; KIMBERLY WARD, INDIVIDUALLY AND AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF PEGGY JANE WATSON, DECEASED, AND SPOUSE MARK DANIEL WARD; RICKY NELSON WATSON AND SPOUSE, BRANDIE MICHELLE WATSON; AND DONNY ALVIN WATSON, A SINGLE PERSON, DATED NOVEMBER 18, 2025, RECORDED NOVEMBER 19, 2025, IN BOOK 20221, PAGE 62.

PROPOSED SITE LOCATION:
LATITUDE: N 30° 40' 06.97" (30.668603°)
LONGITUDE: W 96° 20' 51.4" (-96.347611°)
GROUND ELEV: 318.8' AMSL

THE GC SHALL CONTACT THE SURVEYOR PRIOR TO CONSTRUCTION STRAT TO COORDINATE STAKING AND PINNING THE CORNERS, DRIVEWAY AND CENTER OF TOWER.

FLOOD PLAIN NOTE:
THE SITE IS NOT LOCATED WITHIN FLOODPLAIN (UNSHADED ZONE X - AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP 48041C0215F DATED 04/02/2014

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:
PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852
VERIZON FUZE PROJECT ID::
17422777
VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

OVERALL SITE PLAN

C-2



OVERALL SITE PLAN W/ AERIAL IMAGE

20' 10' 0 20'

1"=20'-0" (FULL SIZE)
1"=40'-0" (11x17)

PROPOSED SITE LOCATION:
LATITUDE: N 30° 40' 06.97" (30.668603°)
LONGITUDE: W 96° 20' 51.4" (-96.347611°)
GROUND ELEV: 318.8' AMSL

THE GC SHALL CONTACT THE SURVEYOR PRIOR TO CONSTRUCTION STRAT TO COORDINATE STAKING AND PINNING THE CORNERS, DRIVEWAY AND CENTER OF TOWER.

FLOOD PLAIN NOTE:
THE SITE IS NOT LOCATED WITHIN FLOODPLAIN (UNSHADED ZONE X - AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP 48041C0215F DATED 04/02/2014

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

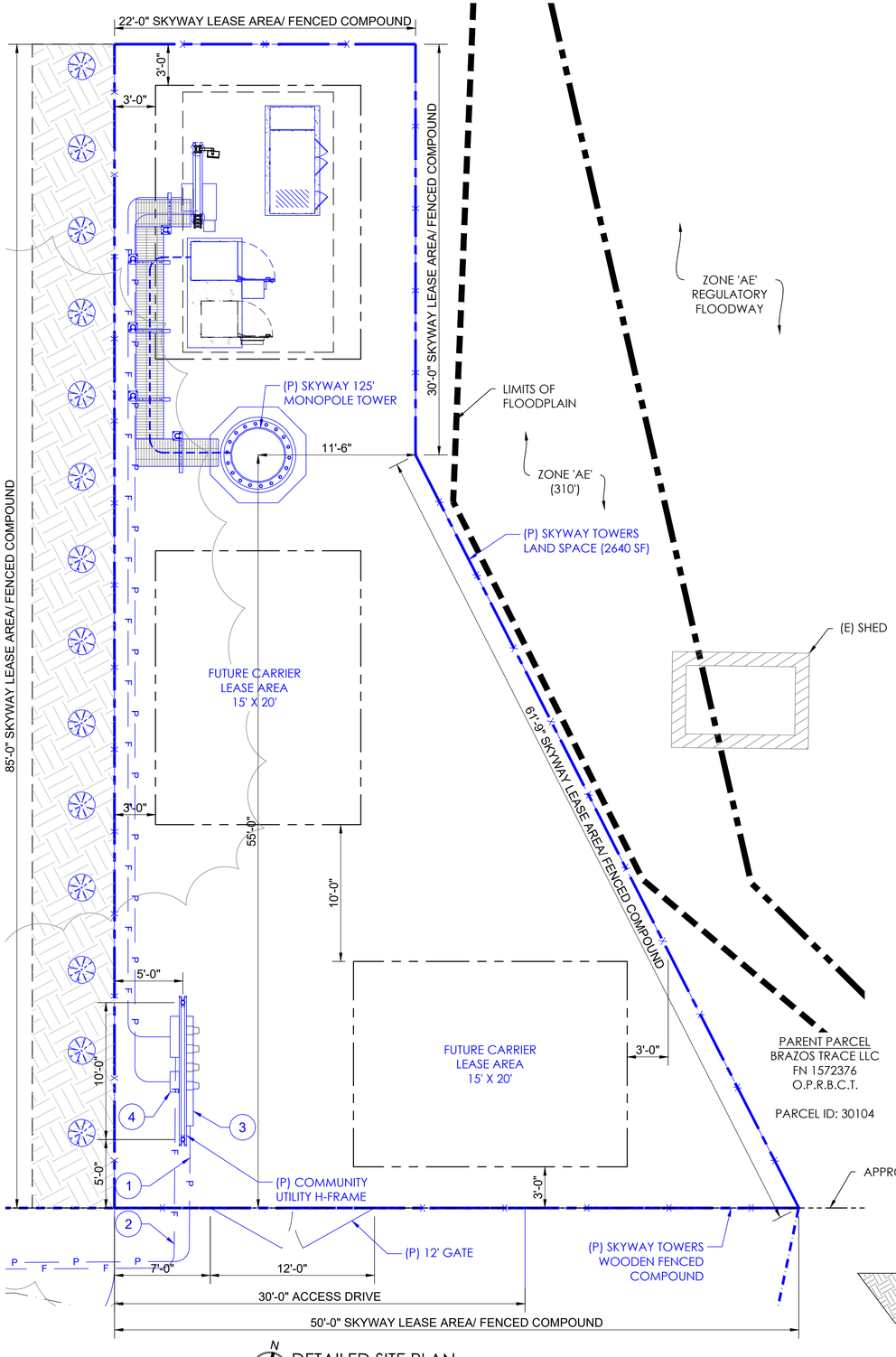
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

OVERALL SITE PLAN W/ AERIAL IMAGE

C-2A



DETAILED SITE PLAN

1"=5'-0" (FULL SIZE)
1"=10'-0" (11x17)

5' 2.5' 0 5'

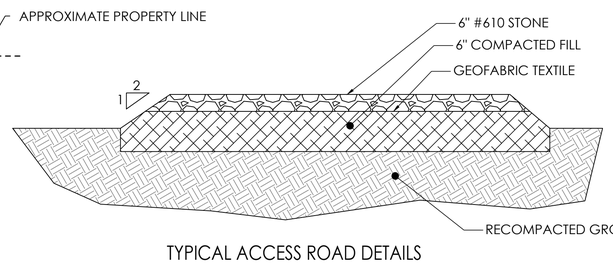
PROPOSED SITE LOCATION:
LATITUDE: N 30° 40' 06.97" (30.668603°)
LONGITUDE: W 96° 20' 51.4" (-96.347611°)
GROUND ELEV: 318.8' AMSL

FLOOD PLAIN NOTE:
THE SITE IS NOT LOCATED WITHIN FLOODPLAIN (UNSHADED ZONE X - AREA OF MINIMAL FLOOD HAZARD) PER FEMA MAP 48041C0215F DATED 04/02/2014

THE GC SHALL CONTACT THE SURVEYOR PRIOR TO CONSTRUCTION STRAT TO COORDINATE STAKING AND PINNING THE CORNERS, DRIVEWAY AND CENTER OF TOWER.

ELECTRICAL KEY NOTES:

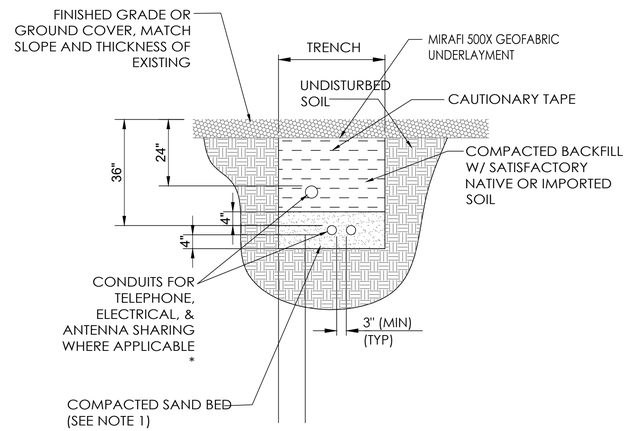
1. PROPOSED (1) 3" SCH. 40 PVC CONDUIT FROM PROPOSED METERSTACK ON UTILITY FRAME TO THE EXISTING UTILITY POLE. COORDINATE WITH POWER COMPANY (±145 FT)
2. PROPOSED (2) 2" SCH. 40 PVC CONDUIT WITH (2) PULL STRINGS EACH, 36" DEEP, FROM THE PROPOSED HANDHOLE AT R/W TO THE EQUIPMENT LOCATION (± 220 FT)
3. PROPOSED 600A, 120/240V, 1ϕ, 3W, NEMA 3R, 6 GANG METERSTACK. METER BASE TO BE PROVIDED BY POWER COMPANY. (REFER TO ONE-LINE)
4. PROPOSED 200A, 120/240V, 1ϕ, 3W, NEMA 3R, PANEL "**VZW**". (REFER TO ONE-LINE)



TYPICAL ACCESS ROAD DETAILS

NOT TO SCALE

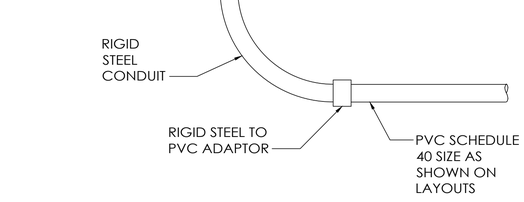
NOTES: 1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

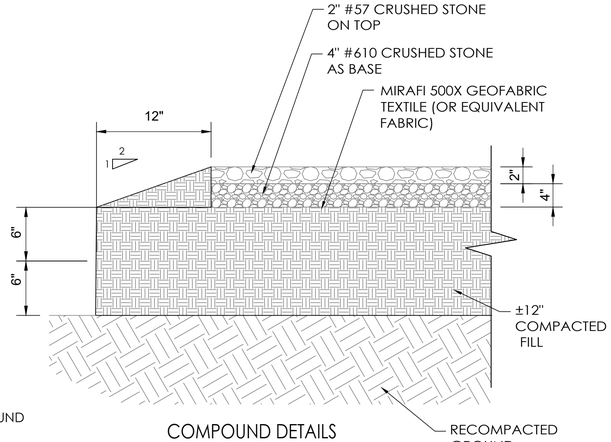
DIRECT BURIED CONDUIT

NTS



UNDERGROUND CONDUIT STUB-UP

NTS



COMPOUND DETAILS

NTS

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852
VERIZON FUZE PROJECT ID::
17422777
VERIZON MDG ID:
5000969360

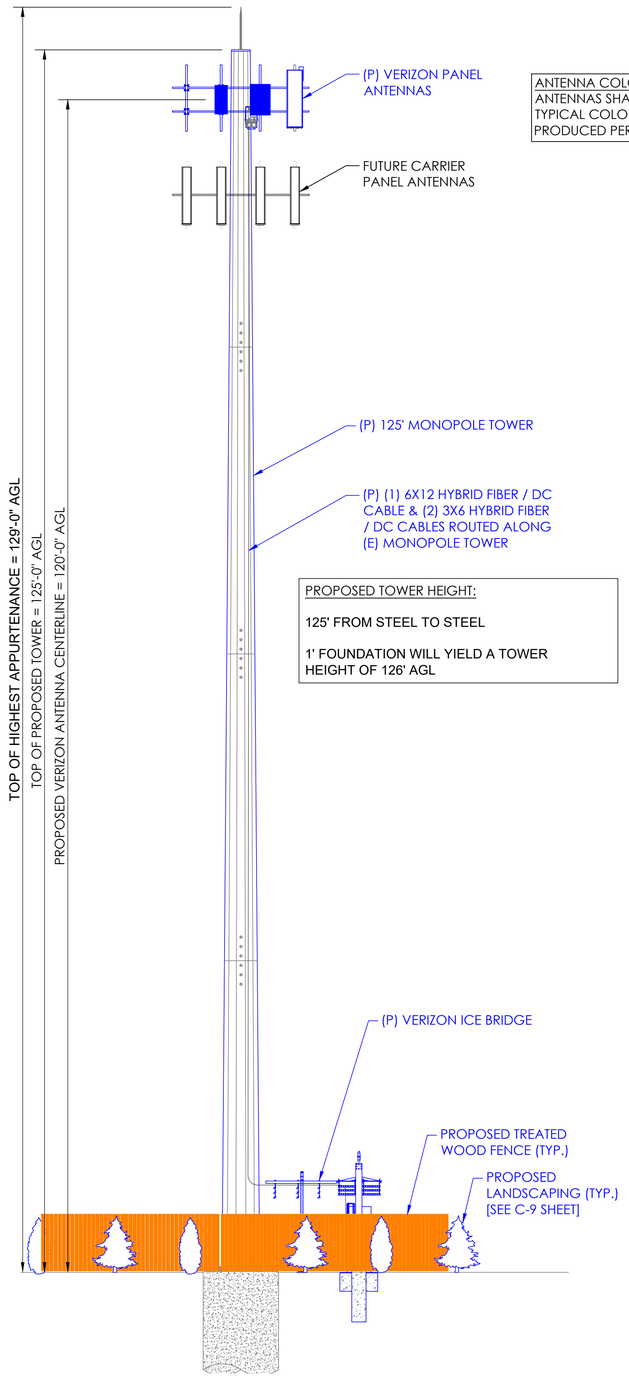
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

DETAILED SITE PLAN

C-3



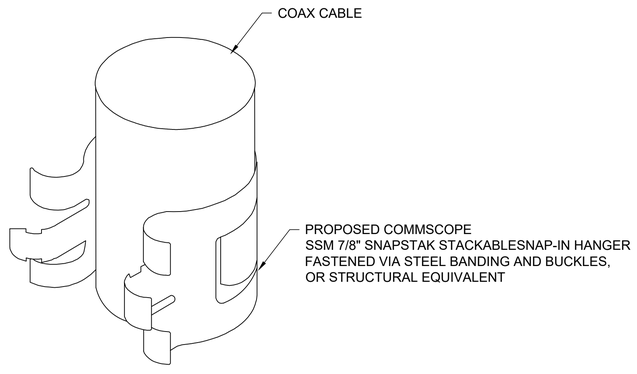
ANTENNA COLOR NOTE:
ANTENNAS SHALL BE UNPAINTED AND REMAIN TYPICAL COLOR OF WHITE/OFF-WHITE AS PRODUCED PER MANUFACTURER SPECIFICATIONS

PROPOSED TOWER HEIGHT:

125' FROM STEEL TO STEEL

1' FOUNDATION WILL YIELD A TOWER HEIGHT OF 126' AGL

TOWER ELEVATION
NOT TO SCALE



SNAP-IN HANGER
NOT TO SCALE

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

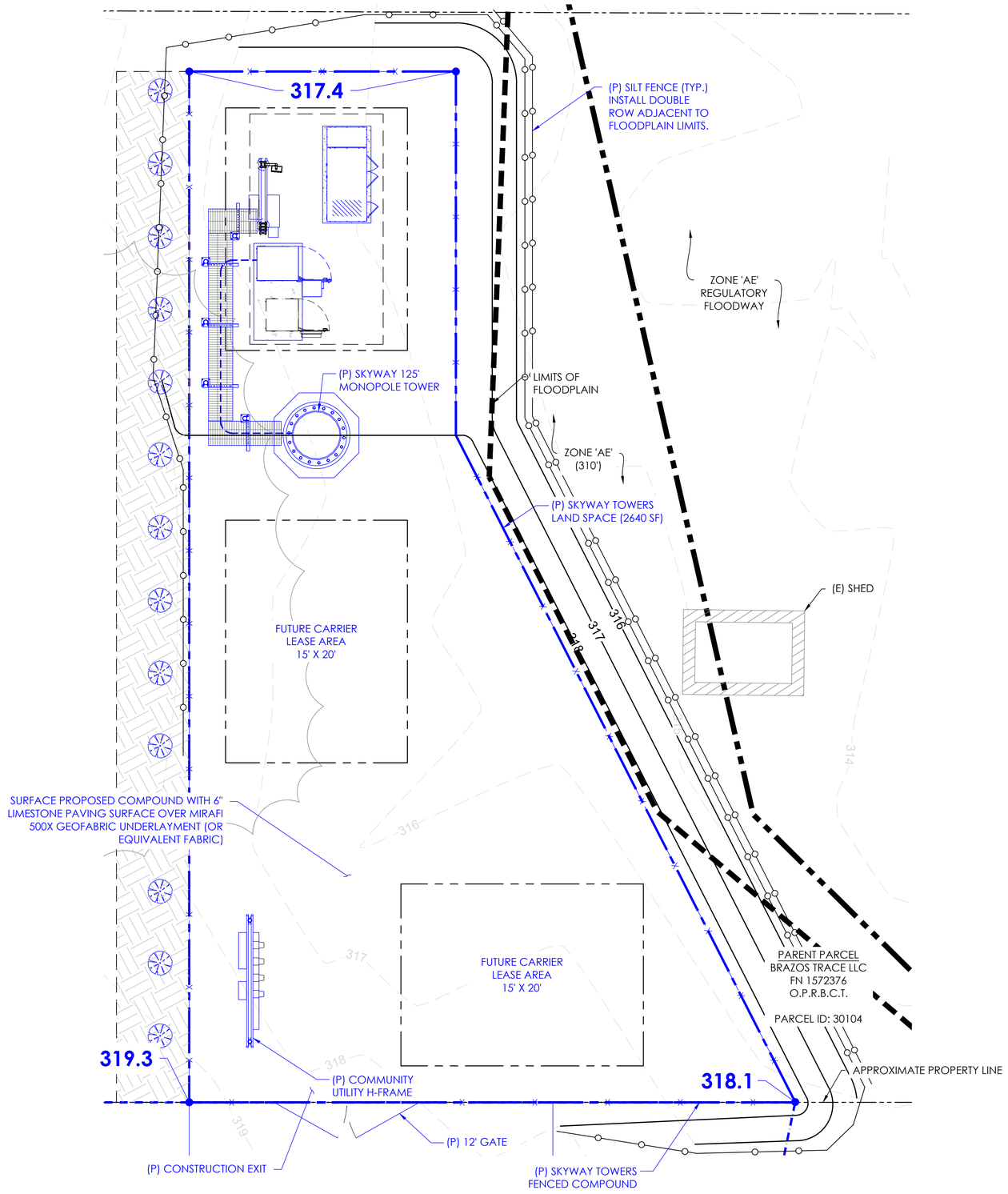
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

TOWER ELEVATION

C-4



N

GRADING, SEDIMENT & EROSION CONTROL PLAN

5' 2.5' 0 5'

1"=5'-0" (FULL SIZE)
1"=10'-0" (11x17)

DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER 14 DAYS; AFTER 30 DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED

MAINTENANCE STATEMENT EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST WEEKLY, AFTER EACH RAIN AND REPAIRED BY THE GENERAL CONTRACTOR

ADDITIONAL EROSION CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION

DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDINGS ON DISTURBED AREAS.

DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.

DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.

CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.

TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS.

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

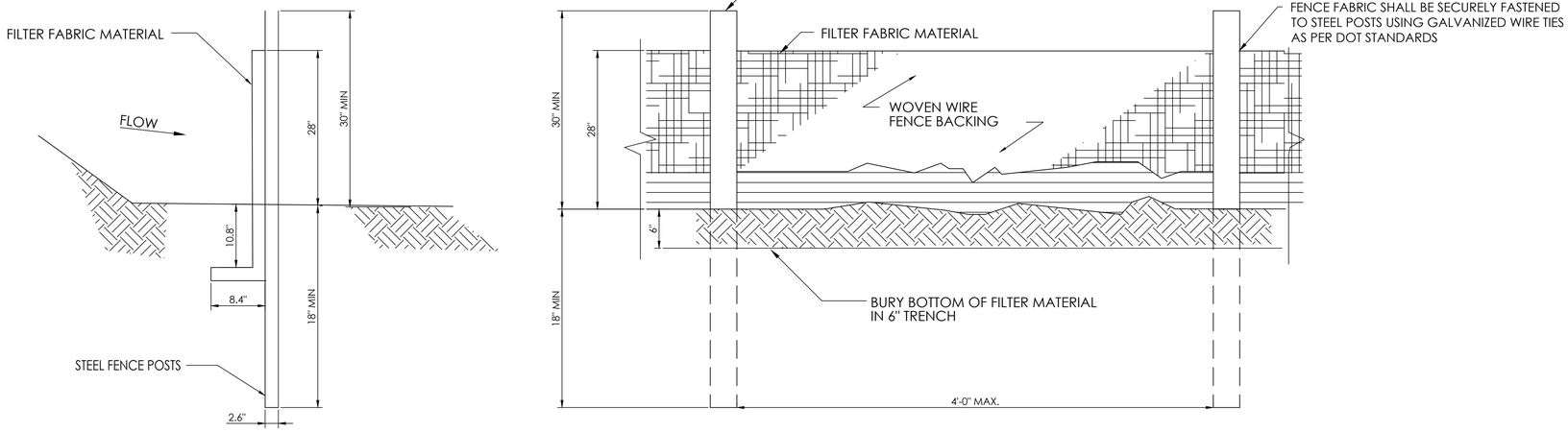
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

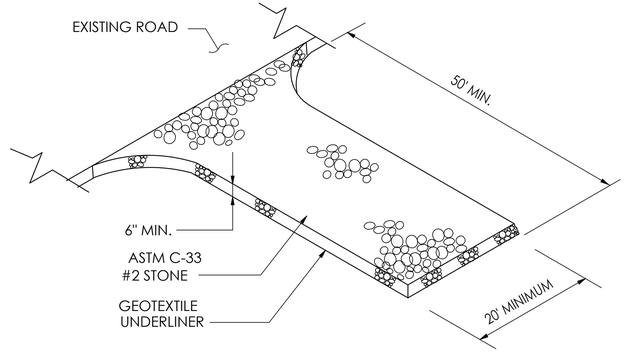
GRADING, SEDIMENT & EROSION CONTROL PLAN

C-5



NOTE: USE 36" DOT APPROVED FABRIC FASTENED BY 16 GAUGE GALVANIZED WIRE TO A SHC. 40 STEEL POST

SILT FENCE, TYPE-C



CONSTRUCTION EXIT

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

GRADING, SEDIMENT & EROSION CONTROL DETAILS

C-6

PIEDMONT VEGETATIVE COVERS

CALENDAR MONTH	TEMPORARY SEED	APPLICATION RATE/ACRE	PERMANENT SEED		APPLICATION RATE/ACRE	
1. JANUARY	RYE GRASS	40-50 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA	[2]	8-10 LB. 30-40 LB.	[1]
2. FEBRUARY			UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	[2]	8-10 LB. 30-40 LB. 30-50 LB.	
3. MARCH	RYE ANNUAL LESPEDEZA WEEPING LOVE GRASS	2-3 BU. 20-25 LB. 4-6 LB.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE		8-10 LB. 30-40 LB. 30-50 LB.	
4. APRIL	RYE BROWN TOP MILLET ANNUAL LESPEDEZA SUDAN ANNUAL	2-3 BU. 30-40 LB. 20-25 LB. 35 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA		4-6 LB. 5-6 LB. 40-60 LB.	
5. MAY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA		4-6 LB. 5-6 LB. 40-60 LB.	
6. JUNE	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.	WEEPING LOVE GRASS HULLED BERMUDA BAHIA		4-6 LB. 5-6 LB. 40-60 LB.	
7. JULY	WEEPING LOVE GRASS SUDAN GRASS BROWN TOP MILLET	4-6 LB. 35 LB. 30-40 LB.				
8. AUGUST	RYE GRASS WEEPING LOVE GRASS	40-50 LB. 4-6 LB.				
9. SEPTEMBER			TALL FESCUE		30-50 LB.	
10. OCTOBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE	[2]	8-10 LB. 30-40 LB. 30-50 LB.	
11. NOVEMBER	WHEAT	2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE		8-10 LB. 30-40 LB. 30-50 LB.	
12. DECEMBER	RYE RYE GRASS WHEAT	2-3 BU. 40-50 LB. 2-3 BU.	UNHULLED BERMUDA SERICEA LESPEDEZA FESCUE		8-10 LB. 30-40 LB. 30-50 LB.	

[1] USE A MINIMUM OF 40 LBS. SCARIFIED SEED. THE REMAINDER MAY BE UNSCARIFIED, CLEAN HULLED SEED.

[2] USE EITHER COMMON SERALA OR INTERSTATE SERICEA LESPEDEZA.

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

HYDRAULIC SEEDING EQUIPMENT: WHEN HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS USED, NO GRADING AND SHAPING OR SEEDBED PREPARATION WILL BE REQUIRED. THE FERTILIZER, SEED AND WOOD CELLULOSE FIBER MULCH WILL BE MIXED WITH WATER AND APPLIED IN A SLURRY. ALL SLURRY INGREDIENTS MUST BE COMBINED TO FORM A HOMOGENOUS MIXTURE, AND SPREAD UNIFORMLY OVER THE AREA WITHIN ONE HOUR AFTER MIXTURE IS MADE. STRAW OR HAY MULCH AND ASPHALT EMULSION WILL BE APPLIED WITH BLOWER-TYPE MULCH SPREADING EQUIPMENT WITHIN 24 HOURS AFTER SEEDING. THE MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (HYDRAULIC SEEDING EQUIPMENT ON SLOPES 3:1 AND STEEPER)

AGRICULTURAL LIMESTONE #75	4000 LBS./ACRE
FERTILIZER, 5-10-15	1500 LBS./ACRE
MULCH (STRAW OR HAY) OR	5000 LBS./ACRE
WOOD CELLULOSE FIBER MULCH	1000 LBS./ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
SERICEA LESPEDEZA, SCARIFIED WEEPING LOVE GRASS, OR COMMON BERMUDA, HULLED	60 LBS. 4 LBS. 6 LBS.	3/1 - 6/15
FESCUE SERICEA LESPEDEZA, UNSCARIFIED	40 LBS. 60 LBS.	9/1 - 10/31
FESCUE SERICEA LESPEDEZA, UNSCARIFIED RYE	40 LBS. 75 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)	300 LBS./ACRE

C. SECOND-YEAR TREATMENT:

FERTILIZER (0-20-20 OR EQUIVALENT)	500 LBS./ACRE

GENERAL

THIS VEGETATIVE PLAN WILL BE CARRIED OUT ON ROAD CUT AND FILL SLOPES, SHOULDERS, AND OTHER CRITICAL AREAS CREATED BY CONSTRUCTION. SEEDING WILL BE DONE AS SOON AS CONSTRUCTION IN AN AREA IS COMPLETED. PLANTINGS WILL BE MADE TO CONTROL EROSION, TO REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM AREAS AND TO IMPROVE THE SAFETY AND BEAUTY OF THE DEVELOPMENT AREA.

SOIL CONDITIONS

DUE TO GRADING AND CONSTRUCTION, THE AREAS TO BE TREATED ARE MAINLY SUBSOIL AND SUBSTRATES. FERTILITY IS LOW AND THE PHYSICAL CHARACTERISTICS OF THE EXPOSED MATERIAL ARE UNFAVORABLE TO ALL BUT THE MOST HARDY PLANTS.

TREATMENT SPECIFICATIONS

CONVENTIONAL SEEDING EQUIPMENT: GRADE, SHAPE, AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. THE LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDBED PREPARATION. A SEEDBED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDBED MUST BE WELL PULVERIZED, SMOOTHED, AND FIRMED. SEEDING WILL BE DONE WITH A CULTIPACKER-SEEDER, DRILL, ROTARY SEEDER, OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDBED AND COVERED LIGHTLY. WITHIN 24 HOURS AFTER SEEDING, STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AFTER IT IS SPREAD. A DISK HARROW WITH THE DISK SET STRAIGHT OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

A. SEEDING WITH MULCH: (CONVENTIONAL SEEDING EQUIPMENT ON SLOPES LESS THAN 3:1)

AGRICULTURAL LIMESTONE #75	4000 LBS./ACRE
FERTILIZER, 5-10-15	1500 LBS./ACRE
MULCH (STRAW OR HAY)	5000 LBS./ACRE

SEED SPECIES	APPLICATION RATE/ACRE	PLANTING DATES
HULLED COMMON BERMUDA GRASS	10 LBS.	3/1 - 6/15
FESCUE	50 LBS.	9/1 - 10/31
FESCUE RYE GRASS	50 LBS. 50 LBS.	11/1 - 2/28
HAY MULCH FOR TEMPORARY COVER	5000 LBS.	6/15 - 8/31

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL

FERTILIZER (AMMONIUM NITRATE 33.5%)	300 LBS./ACRE

C. SECOND-YEAR TREATMENT:

FERTILIZER (5-10-15 OR EQUIVALENT)	800 LBS./ACRE

DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

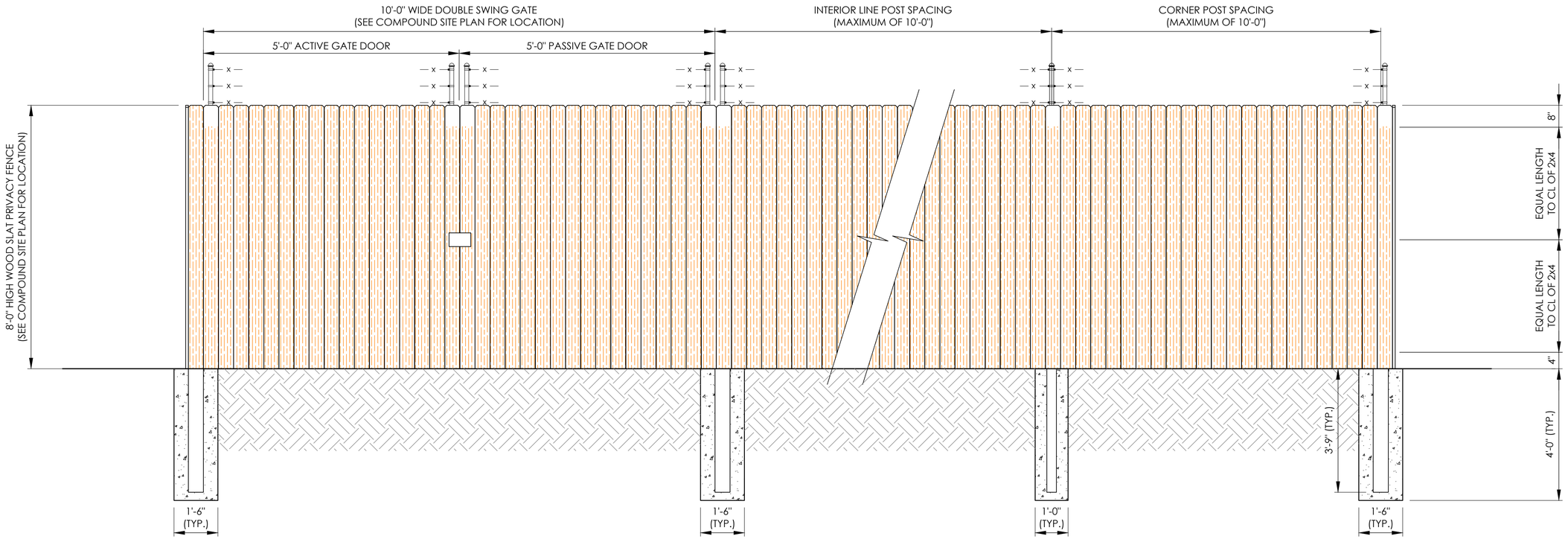
NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

GRADING, SEDIMENT & EROSION CONTROL NOTES

C-7

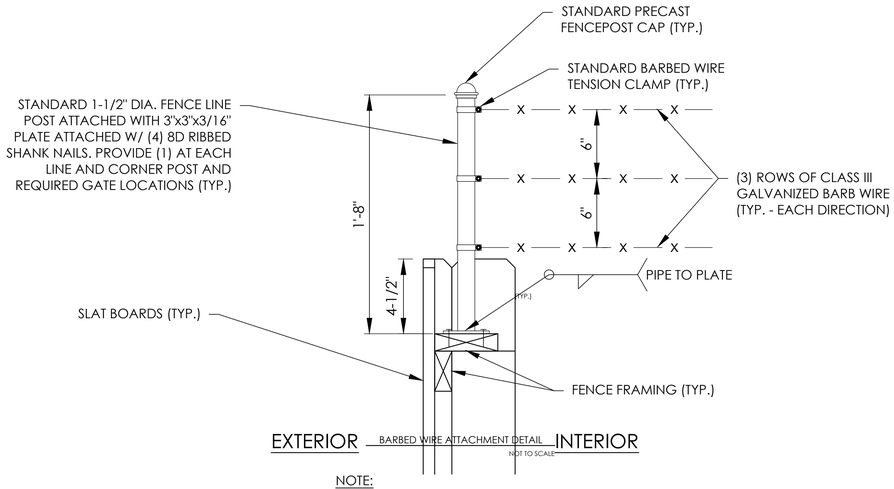


DOG-EARED STYLE WOOD FENCE DETAILS

SCALE: NTS

FENCE NOTES:

1. ALL WOOD MATERIALS SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE OR BETTER STRUCTURAL GRADE. FENCE SLAT BOARDS SHALL BE 6'-0" WITH CHAMFERED EDGE.
2. ALL STRUCTURAL FRAMING SHALL BE ATTACHED WITH 16D GALVANIZED RIBBED SHANK NAILS OR 3" GALVANIZED FRAMING SCREWS - 2 MINIMUM PER CONNECTION.
3. ALL FENCE SLAT BOARDS SHALL BE ATTACHED TO SUPPORTING STRUCTURAL MEMBERS WITH N8, N10 OR 8D GALVANIZED RIBBED SHANK NAILS - 2 MINIMUM PER CONNECTION.
4. LINE POSTS SHALL BE SPACED EQUIDISTANT, BUT NOT MORE THAN 10'-0" ON CENTER.
5. FOUNDATIONS ARE DESIGNED TO EMBED INTO TYPICAL SOILS INCLUDING COMPACTED COARSE SAND, MEDIUM STIFF CLAY, OR HARD DENSE CLAY. THE SOIL TYPE SHALL BE VERIFIED PRIOR TO CONSTRUCTION. IF UNUSUAL CONDITIONS ARE FOUND TO EXIST, THE ENGINEER SHALL BE NOTIFIED PRIOR TO CONSTRUCTION.
6. INSTALLER TO PROVIDE A LOCKABLE GATE LATCH WITH COMBINATION LOCK ON THE ACTIVE DOOR. COORDINATE WITH THE CONSTRUCTION MANAGER FOR LOCK COMBINATION.
7. ALL GATE HARDWARE SHALL BE PRESSED STEEL OR MALLEABLE CASTING PER ASTM A153 AND TREATED TO RESIST CORROSION. HARDWARE VISIBLE FROM OUTSIDE THE FENCE SHALL BE PAINTED BLACK.
8. REFER TO COMPOUND SITE PLAN FOR FENCE PAINTING INSTRUCTIONS.
9. REFER TO COMPOUND SITE PLAN FOR GATE LOCATION.
10. FENCE DETAILS SHOWN ABOVE ARE TYPICAL AND SHALL APPLY TO SIMILAR CONSTRUCTION APPLICATIONS WHETHER SPECIFICALLY STATED OR NOT ON THE SITE PLAN.
11. SITE SPECIFIC CONDITIONS MAY REQUIRE SLIGHT ADJUSTMENTS TO THE DETAILS SHOWN. CONSULT THE ENGINEER IF UNUSUAL CONDITIONS ARE FOUND TO EXIST.



BARBED WIRE ATTACHMENT DETAIL

NOT TO SCALE

NOTE:
THE FENCE CONTRACTOR MAY SUBSTITUTE AN EQUIVALENT SYSTEM FOR ATTACHING THE BARBED WIRE TO THE WOOD SLATE FENCE.

BARBED WIRE ATTACHMENT DETAIL

NOT TO SCALE

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

FENCE DETAILS

C-8

NOTES:

1. SIGNS SHALL BE MADE OF ALUMINUM WITH $\frac{1}{4}$" HOLES $\frac{1}{2}$" FROM EACH CORNER TO HANG SIGNS ON FENCE
2. SIGNS SHALL BE INSTALLED AS FOLLOWS: GATEAND FCC TOWER REGISTRATION NUMBER. NO TRESPASSING. RF WARNING SIGN FENCE FACING ACCESS DRIVE: E911 STREET NUMBER SIGN
3. SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISH GRADE

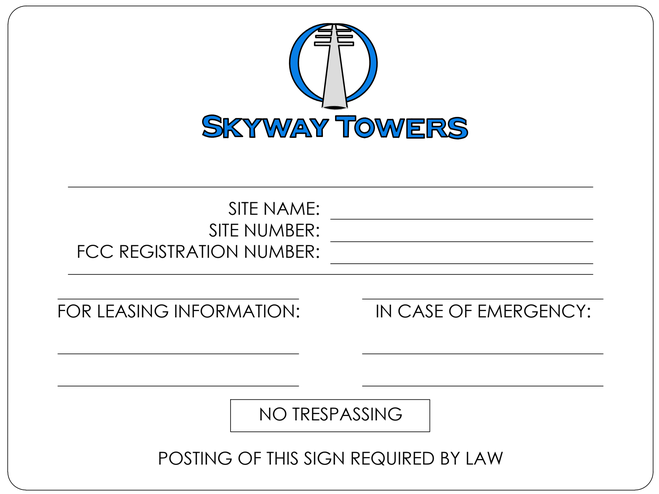


8"

12"

FCC REGISTRATION SIGN

WHITE/GREEN BACKGROUND, WHITE/BLACK LETTERING.
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 2

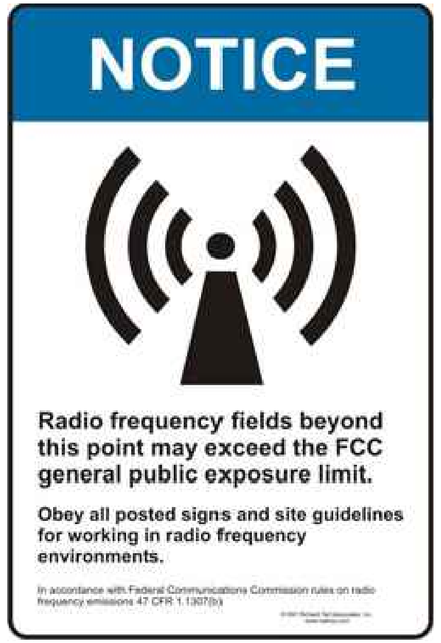


12"

24"

OWNER CONTACT SIGN

WHITE/GREEN BACKGROUND, BLACK/RED LETTERING
MOUNTING LOCATION: LEFT GATE OF COMPOUND GATE/LEFT GATE OF ACCESS GATE (IF APPLICABLE)
QUANTITY: 2



18"

12"

NOTICE RF SIGN (BLUE)

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & CENTERLINE OF FENCING AROUND SITE. (QTY 4)
WHERE ACCESS GATE INSTALLED (QTY. 5)



10"

14"

AUTHORIZED PERSONNEL SIGN

WHITE/BLUE BACKGROUND, WHITE/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER.
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)



18"

24"

DANGER NO TRESPASSING SIGN

WHITE/ YELLOW BACKGROUND, RED/BLACK LETTERING
MOUNTING LOCATION: GATE & BASE OF TOWER
QUANTITY: 1
WHERE ACCESS GATE INSTALLED (QTY. 2)

000

E911 STREET #

WHITE/ BLACK BACKGROUND, WHITE/ BLACK LETTERING
LETTERS TO BE A MINIMUM 5" TALL
MOUNTING LOCATION: GATE/ FENCE FACING ACCESS DRIVE
QUANTITY: 1

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

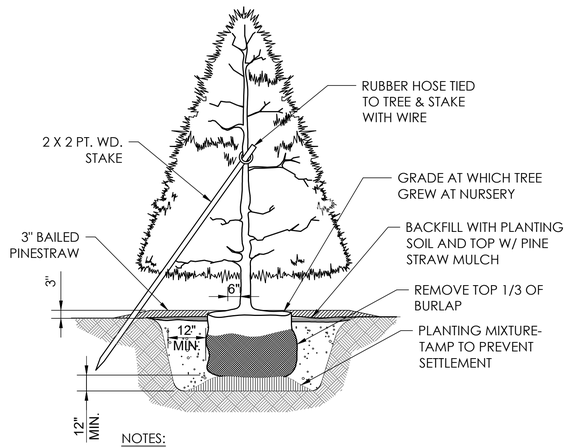
JOB #:
26SKTVW01N-001

SIGNAGE DETAILS

C-9

GENERAL NOTES:

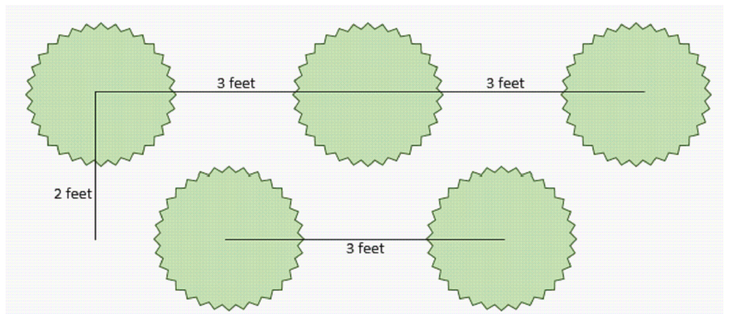
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER'S REPRESENTATIVE BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE ENGINEER'S REPRESENTATIVE.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT (1) YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE ENGINEER'S REPRESENTATIVE WILL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK", LATEST EDITION, REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

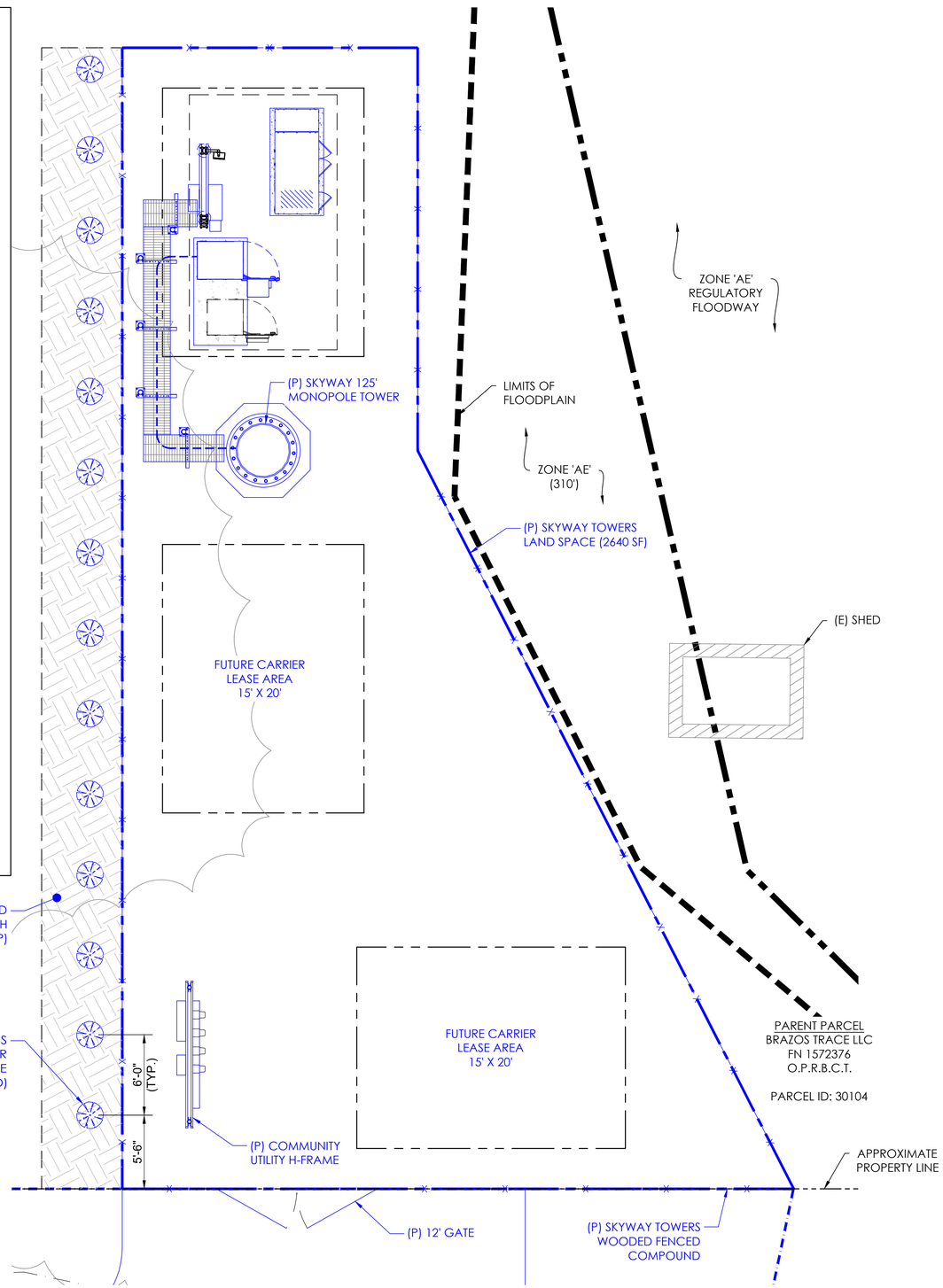


NOTES:
1. TOP OF ROOT FLARE SHALL BE 2" ABOVE GRADE.
2. NO MULCH SHOULD BE WITHIN 6" OF THE BASE OF THE TRUNK.

PLANTING DETAIL
NOT TO SCALE

CITY OF BRYAN, TX CODE OF ORDINANCES:
SEC. 62-429 (B)(C): DENSE SHRUBBERY OR HEDGE HAVING YEAR-ROUND FOLIAGE. SHRUBS ARE TO BE PLANTED IN A LANDSCAPE STRIP OF AT LEAST SIX FEET IN WIDTH ARRANGED IN AN ALTERNATING/STAGGERED PATTERN FORMED BY TWO ROWS, TWO FEET APART ON CENTER, EACH OF WHICH IS MADE UP OF SHRUBS THREE FEET ON CENTER. AT THE TIME A REQUEST FOR A CERTIFICATE OF OCCUPANCY IS MADE, SHRUBS AND HEDGES SHALL BE AT LEAST THREE FEET IN HEIGHT.
THE LANDSCAPED AREA SHALL BE COMPOSED OF A MINIMUM OF 50 PERCENT SHRUBS. THE REMAINDER OF THE LANDSCAPED AREA SHALL HAVE DECORATIVE MULCHED BED GROUNDCOVER AND/OR LIVE GROUNDCOVER WHETHER BY SOLID SOD OVERLAY OR PREPLANTING AND SUCCESSFUL TAKEOVER OF GRASS AND/OR PLANTING OF LIVE GROUNDCOVER.





N
PROPOSED LANDSCAPING PLAN
5' 2.5' 0 5'
1"=5'-0" (FULL SIZE)
1"=10'-0" (11x17)

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

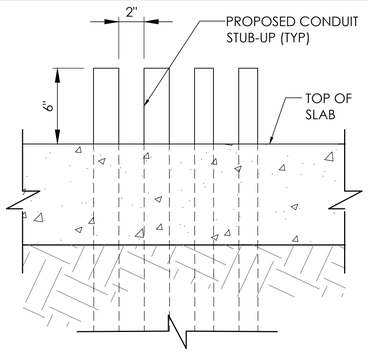
LANDSCAPING PLAN

C-10

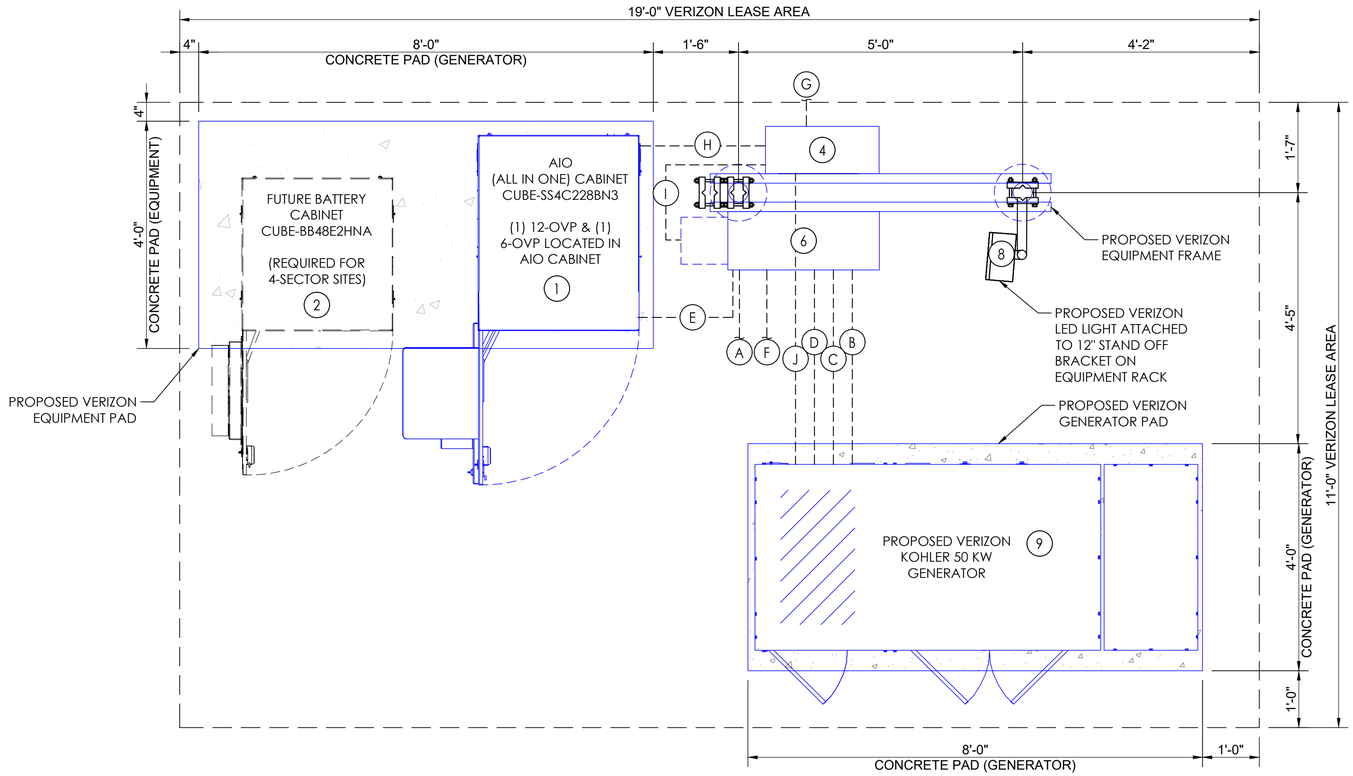
LEGEND

1. PRIMARY CABINET (ALL IN ONE CABINET)
2. FUTURE BATTERY CABINET
3. N/A
4. FIBER JUNCTION BOX
5. N/A
6. ILC CABINET
7. N/A
8. LED LIGHT WITH TWIST TIMER
9. GENERATOR

UNDERGROUND CONDUIT SCHEDULE				
NO.	SIZE	FROM	TO	FOR
A	3"	METER / DISCONNECT	ILC	POWER
B	1 1/2"	ILC	GENERATOR MAIN SWITCH	POWER
C	1"	ILC	GENERATOR	POWER, HEATER & BATT
D	1"	ILC	GENERATOR	CONTROL / ALARMS
E	1"	ILC	PRIMARY CABINET	GEN. ILC ALARMS
F	1"	ILC	GFCI / LIGHT	POWER
G	4"	TELCO FIBER PROVIDER	TELCO DEMARC BOX	TELCO
H	2"	TELCO BOX	EQUIPMENT CABINETS	TELCO
I	3/4"	TELCO BOX	ILC	TELCO
J	1"	TELCO BOX	GENERATOR	ALARM



CONDUIT STUB-UP DETAIL
NTS



EQUIPMENT LAYOUT PLAN
N
1' 6" 0 1'
3/4"=1'-0" (FULL SIZE)
3/8"=1'-0" (11x17)

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

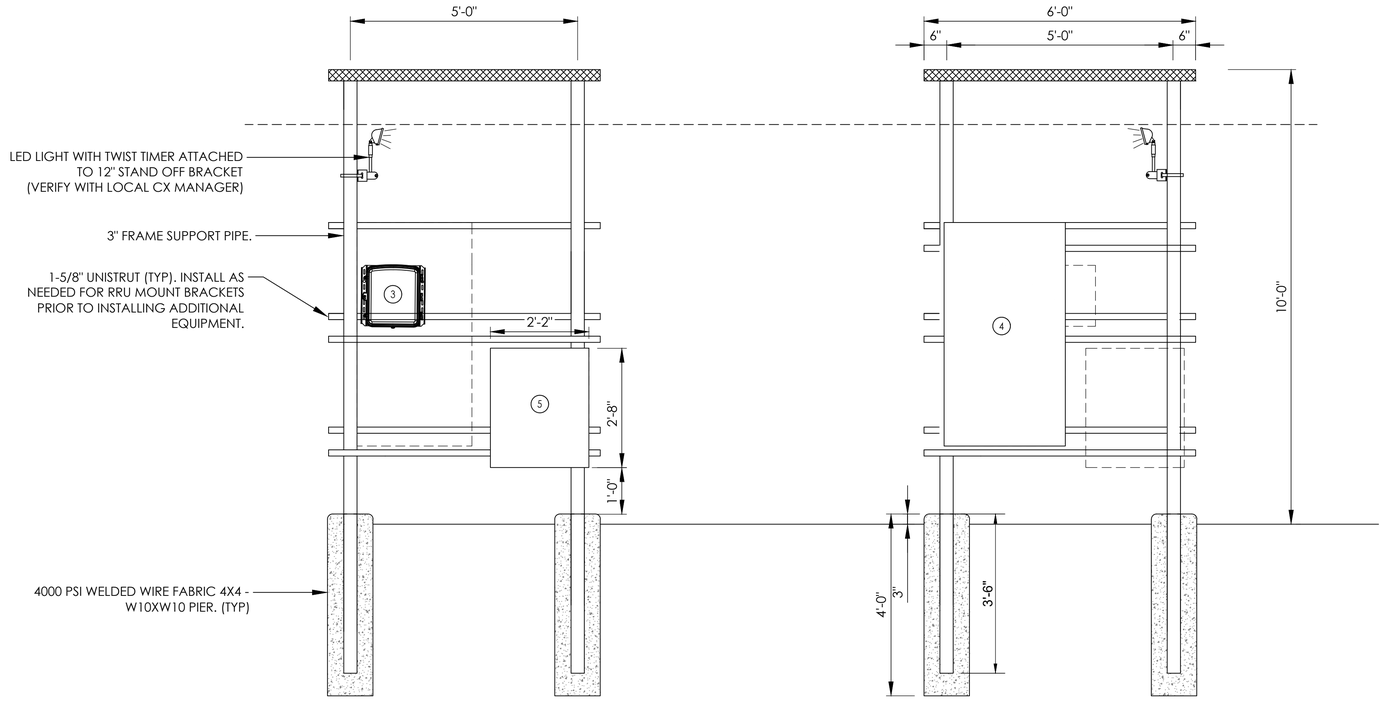
JOB #:
26SKTVW01N-001

VERIZON EQUIPMENT LAYOUT & CONDUIT STUB UP PLAN

C-11

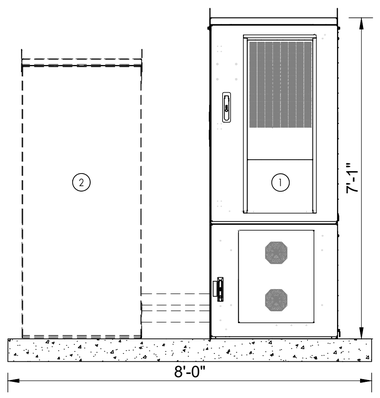
LEGEND

1. AIO (ALL IN ONE) CABINET (CUBE SS4C228BN3)
2. FUTURE BATTERY CABINET (CUBE BB48E2HNA)
3. AT&T SIENNA (WHEN REQUIRED)
4. VZW ILC CABINET
5. DARK FIBER JUNCTION BOX (2'X2' MIN.- VERIFY SIZE WITH FIBER PROVIDER) WITH (2) 2" CONDUIT WITH (2) PULL STRINGS
6. DISCONNECT (WHEN APPLICABLE)
7. METER (WHEN APPLICABLE)
8. 50KW DIESEL GENERATOR

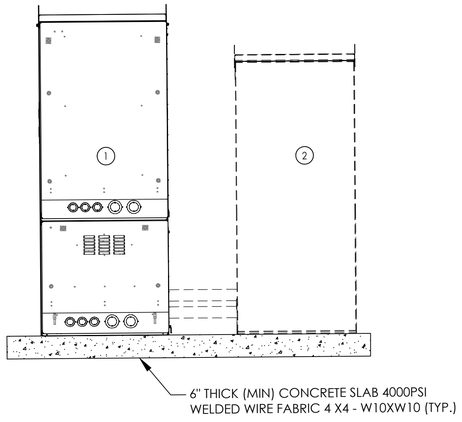


H-FRAME VIEW (FRONT)
NOT TO SCALE

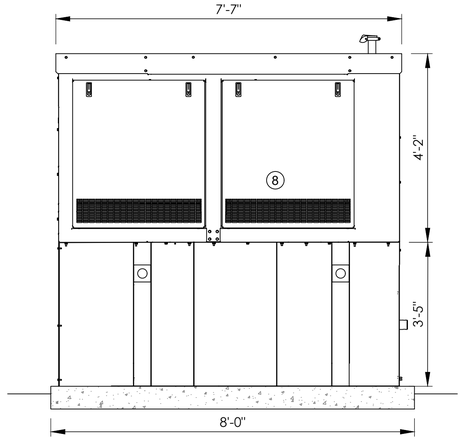
H-FRAME VIEW (BACK)
NOT TO SCALE



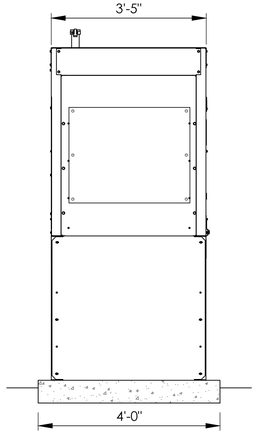
EQUIPMENT ELEVATION VIEW (FRONT)
NOT TO SCALE



EQUIPMENT ELEVATION VIEW (BACK)
NOT TO SCALE



GENERATOR (BACK)
NOT TO SCALE



GENERATOR (REAR VIEW)
NOT TO SCALE

SKYWAY TOWERS

verizon

PM&A
P. MARSHALL & ASSOCIATES

CAMBERVILLAS

2605 E. VILLA MARIA RD
BRYAN, TX 77802

LEGAL DESCRIPTION:

PARCEL ID: 30104
BRAZOS TRACE LLC
JOHN AUSTIN,
BLOCK 17, LOT 5 (TR-210)
COMMERCIAL DISTRICT (C-3)
LAND USE: UNDEVELOPED
0.569 ACRES

SKYWAY SITE NUMBER:
TX-09852

VERIZON FUZE PROJECT ID::
17422777

VERIZON MDG ID:
5000969360

NO.	DATE	REVISIONS	BY
0	08/05/26	ZONING DRAWINGS	MKL
1	10/12/26	ZONING DRAWINGS	MKL
2	10/22/26	ZONING DRAWINGS	MKL
3	11/06/26	ZONING DRAWINGS	MKL

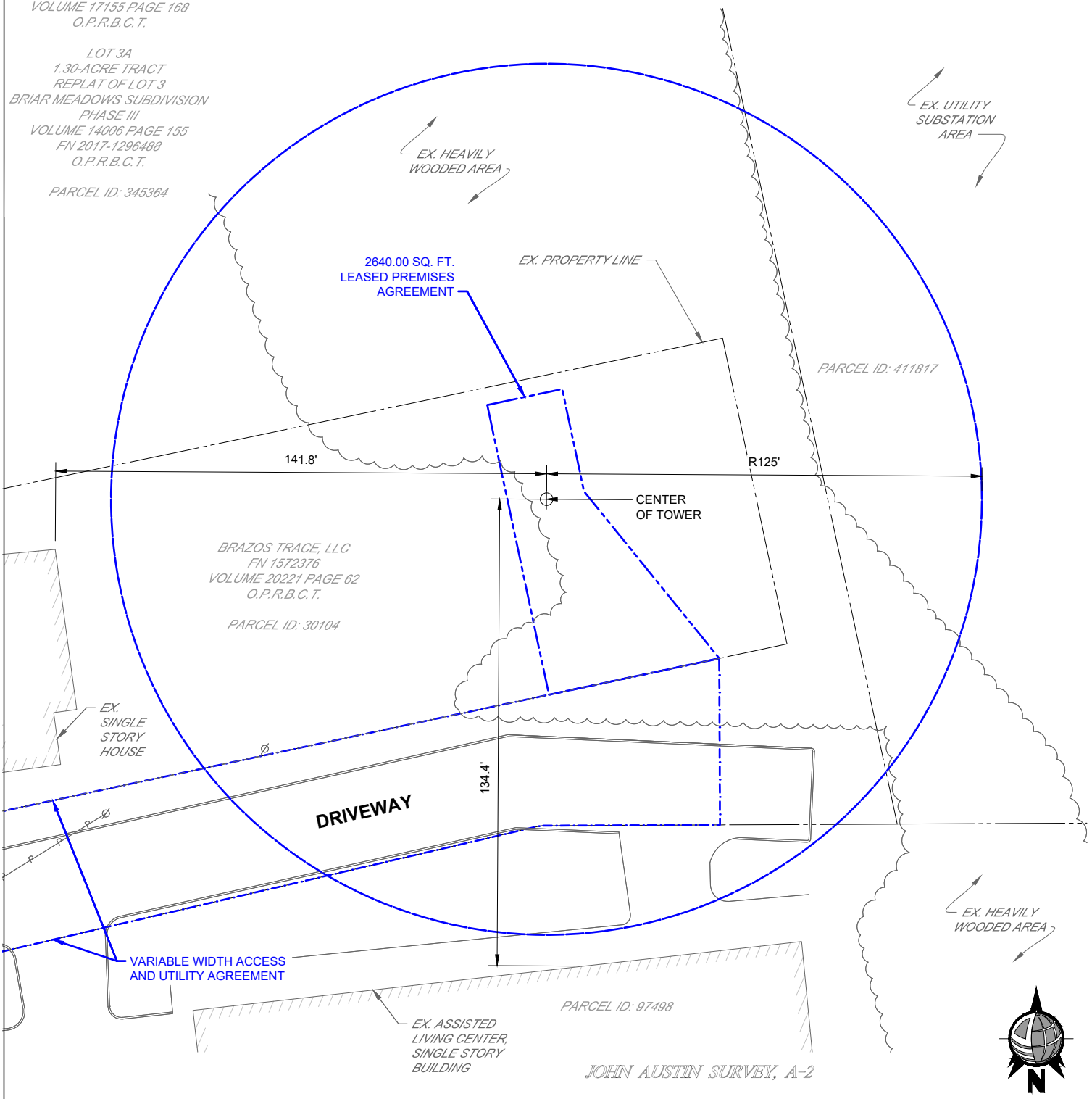
DESIGNED: GMT
DRAWN: GMT
CHECKED: DA

JOB #:
26SKTVW01N-001

VERIZON EQUIPMENT ELEVATION DETAILS

C-12

TOWER SHADOW EXHIBIT



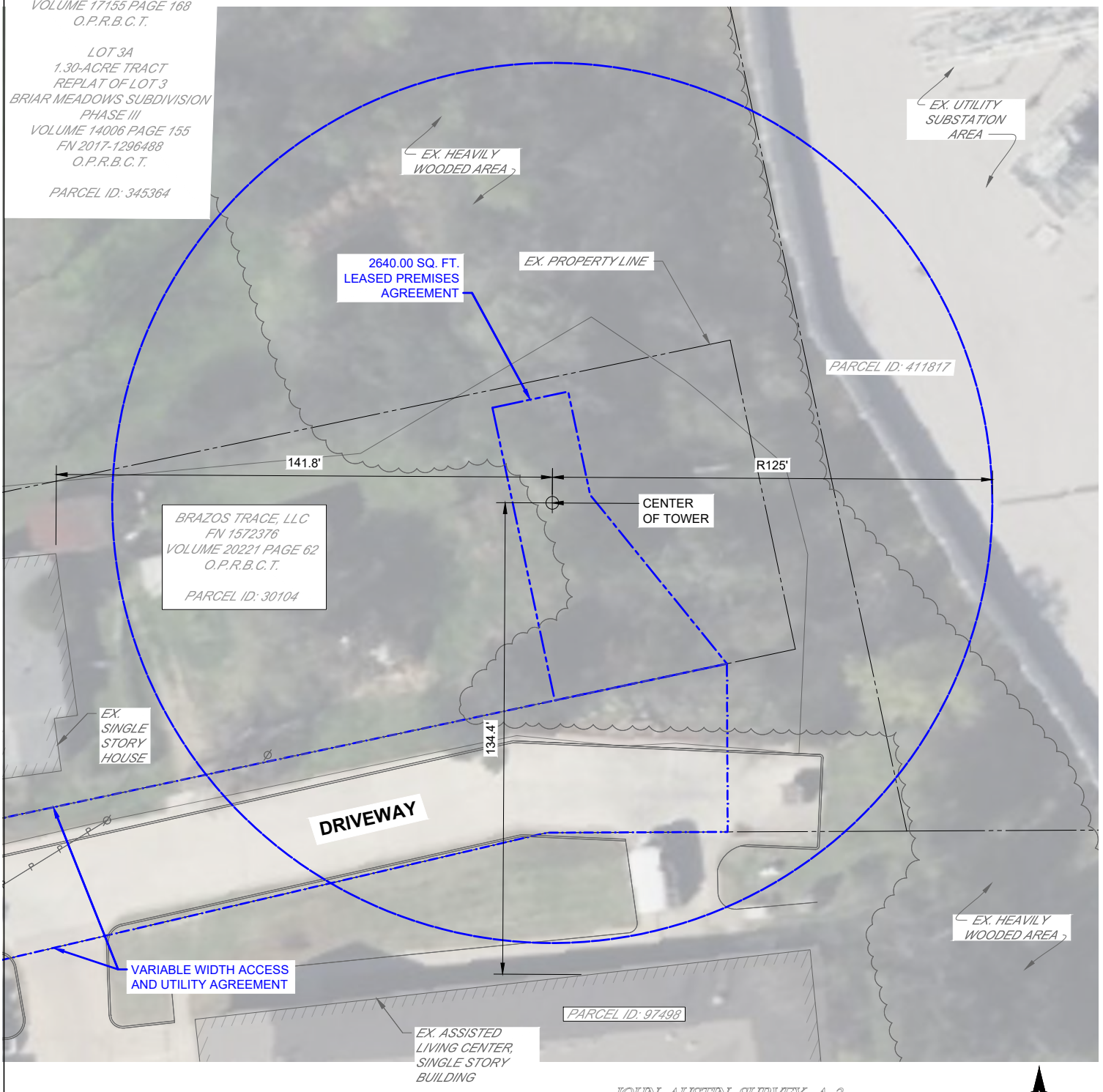
TX-09852 CAMBERVILLAS
125-FOOT RADIUS EXHIBIT
FOR A PROPOSED 0.0606-ACRE (2,640.00 SQ FT.) LEASES PREMISES AGREEMENT,
0.2242-ACRE (9,765.66 SQ. FT.) VARIABLE WDITH ACCESS & UTILITY AGREEMENT
LOCATED IN JOHN AUSTIN SURVEY, ABSTRACT-2
BRAZOS COUNTY, TEXAS

40' 20' 0 40'

GRAPHIC SCALE
SCALE: 1" = 40'

FIRM INFORMATION	SITE ADDRESS & COORDINATES	PREPARED FOR	
3D DESIGN & ENGINEERING INC. **DEPARTMENT OF SURVEYING** 21502 E WINTER VIOLET CT CYPRESS, TX. 77433 PHONE: 832-510-9621 TEXAS REGISTRATION NO. 10194603	**SITE NAME**: TX-09852 CAMBERVILLAS **LATITUDE**: N30.668603° LON**GITUDE**: W96.347611° **E911 ADDRESS**: VILLA MARIA RD BRYAN, TX 77802	CITY OF BRYAN The Good Life, Texas Style.℠	**SKYWAY TOWERS** 813.960.6214 3637 MADACA LANE TAMPA, FL 33618

TOWER SHADOW EXHIBIT



TX-09852 CAMBERVILLAS
125-FOOT RADIUS EXHIBIT
FOR A PROPOSED 0.0606-ACRE (2,640.00 SQ FT.) LEASES PREMISES AGREEMENT,
0.2242-ACRE (9,765.66 SQ. FT.) VARIABLE WDITH ACCESS & UTILITY AGREEMENT
LOCATED IN JOHN AUSTIN SURVEY, ABSTRACT-2
BRAZOS COUNTY, TEXAS

40' 20' 0 40'

GRAPHIC SCALE
SCALE: 1" = 40'

FIRM INFORMATION	SITE ADDRESS & COORDINATES	PREPARED FOR	
3D DESIGN & ENGINEERING INC. **DEPARTMENT OF SURVEYING** 21502 E WINTER VIOLET CT CYPRESS, TX. 77433 PHONE: 832-510-9621 TEXAS REGISTRATION NO. 10194603	**SITE NAME**: TX-09852 CAMBERVILLAS **LATITUDE**: N30.668603° LON**GITUDE**: W96.347611° **E911 ADDRESS**: VILLA MARIA RD BRYAN, TX 77802	CITY OF BRYAN The Good Life, Texas Style.℠	**SKYWAY TOWERS** 813.960.6214 3637 MADACA LANE TAMPA, FL 33618